



CITY COUNCIL STAFF REPORT

DATE: June 21, 2017

PUBLIC HEARING

SUBJECT: FILING OF NUISANCE ABATEMENT RESOLUTIONS REPORTS FOR FIVE PUBLIC NUISANCES

FROM: David H. Ready, City Manager

BY: Department of Building & Safety

SUMMARY

Staff recommends Council adopt the attached resolutions and affirm the Director of Building and Code Enforcement's itemized reports which details attorney's fees and administrative costs for preparing, bidding and awarding the contract for the public nuisance abatement work performed on the subject properties, thereby making the incurred costs as identified recoverable, and further, authorize the placement of a lien against said properties if the fees are not paid by the subject property owners.

RECOMMENDATION:

1. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN LOCATED AT 208 ROSA PARKS ROAD;"
2. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN LOCATED AT 4388 EAST MESQUITE AVENUE;"
3. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN LOCATED AT 1266 SOUTH FARRELL DRIVE;"

ITEM NO. 2.F.

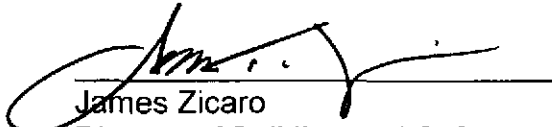
4. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN LOCATED AT 941 EAST ANZA DRIVE;"
5. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE ABATEMENT LIEN LOCATED AT 870 ARROYO VISTA DRIVE;"
6. Authorize and direct the City Manager, or his designee, to serve notice of and record a lien against the Subject Properties if said costs are not paid.

STAFF ANALYSIS:

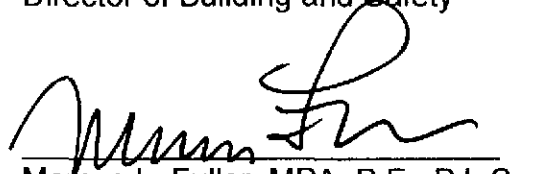
Throughout the year, Code Enforcement actions have required that properties which have not come into voluntary compliance be abated of public nuisances. The five cases before the Council were abated by the City of Palm Springs through the contract vendor process and those costs and associated fees have not be recovered from the property owners. Section 11.72.260 of the Palm Springs Municipal Code requires this report of Resolutions to be filed with the City Council. Following the filing of the report, the City Clerk will deliver the Resolutions by certified mail to the Riverside County Auditor-Controller's Office to establish special assessment liens on the billings yet unpaid. Attached to this report are the Resolutions for 5 of these nuisances that have been abated, but for which the property owners have not paid the billing. The total amount outstanding is \$29,745.85.

FISCAL IMPACT:


Funds expended for the abatement of public nuisances along with associated and City costs are recovered through the filing of a nuisance abatement lien as specified in Section 11.72.265 of the Palm Springs Municipal Code. The City has already paid the bills incurred for these abatements. These bills include City Attorney fees, abatement contractor cost, and staff time costs. If recovered by special assessment liens through the tax rolls, \$29,745.85 can be returned to the General Fund.



James Zicaro
Director of Building and Safety



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer



David H. Ready, Ph. D., Esq.
City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PALM SPRINGS CONFIRMING THE
REPORT OF PROCEEDINGS AND ACCOUNTING
FOR THE PUBLIC NUISANCE LIEN LOCATED AT
208 ROSA PARKS ROAD.

WHEREAS, the City has abated proceedings concerning a public nuisance located on the property described as 208 Rosa Parks Road, Palm Springs, California; and

WHEREAS, said property is shown as Assessor's Parcel No. 669-413-020 on the County Assessor's map books as of May 8, 2017.

WHEREAS, the Director of Building & Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Springs Municipal Code have been given and that the owner has refused to comply; and

WHEREAS, pursuant to said code, the City there upon abated the public nuisance located on the property described above.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the report of Proceedings and Accounting of the cost in the total amount of \$651.00, attached hereto as Exhibit A.

SECTION 2. That a special assessment lien in the amount of \$651.00 is hereby imposed upon the property herein above described.

SECTION 3. That a certified copy of this Resolution and the report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

SECTION 5. That a certified copy of this resolution and the report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 21st day of June 2017.

David H. Ready, Esq., Ph., City Manager

ATTEST:

Kathleen D. Hart, MMC, Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, Kathie Hart, Interim City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on June 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Kathleen D. Hart, MMC, Interim City
Clerk
City of Palm Springs, California

Exhibit A

PROCEEDINGS AND ACCOUNTING REPORT

PUBLIC NUISANCE ABATEMENT

I. LOCATION/LEGAL:

Assessor's Parcel Number: 669-413-020

Address: 208 Rosa Parks Road, Palm Springs

II. OWNER OF RECORD: Claude Arnold

III. PROCEEDURE:

A. Public Nuisance Posting: 08/26/16

B. Non-Compliance: 01/24/17

C. Bid Solicitation: 01/15/17

D. Notice to Proceed: 01/24/17

E. Work Completion: 01/26/17

F. Billing: On 02/01/17, owner billed \$651.00 to cover Abatement cost and City administrative costs.

G. Non-Payment: As of May 8, 2017, the bill remained Outstanding.

IV. ACCOUNTING:

Abatement : \$550.00

Administrative: 101.00

Total: \$651.00

James Zicaro M.C.P.
Director of Building and Safety



01/25/2017 08:23



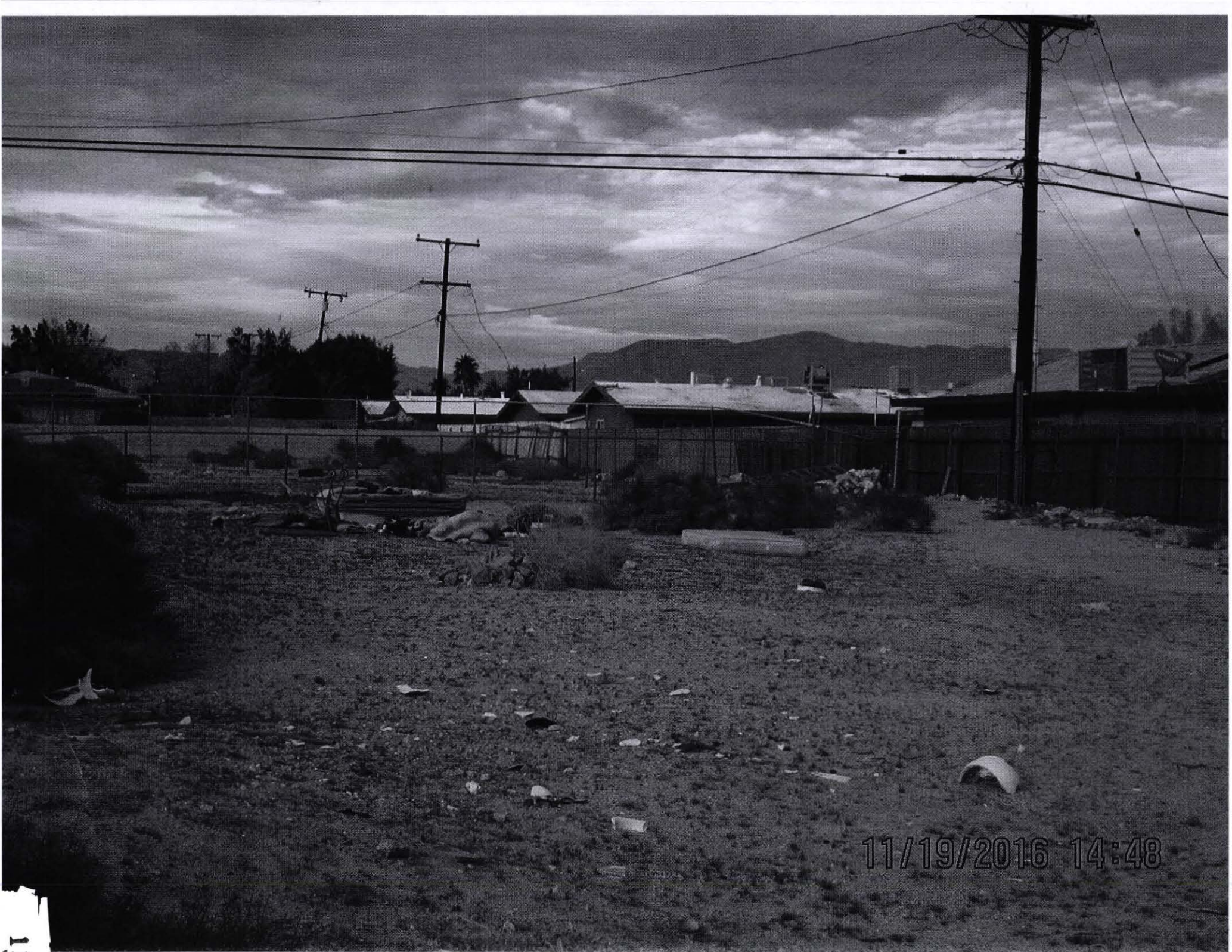
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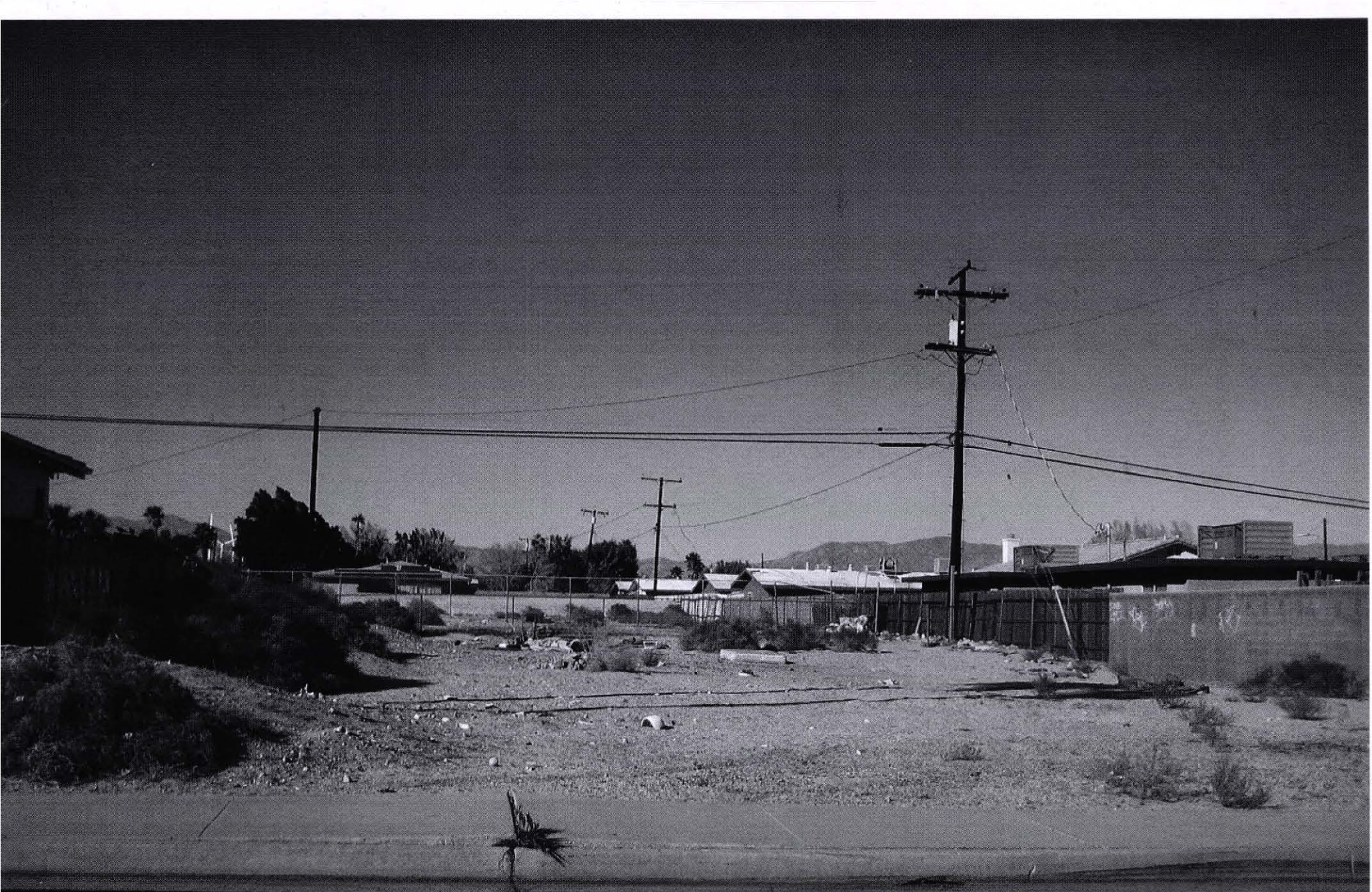
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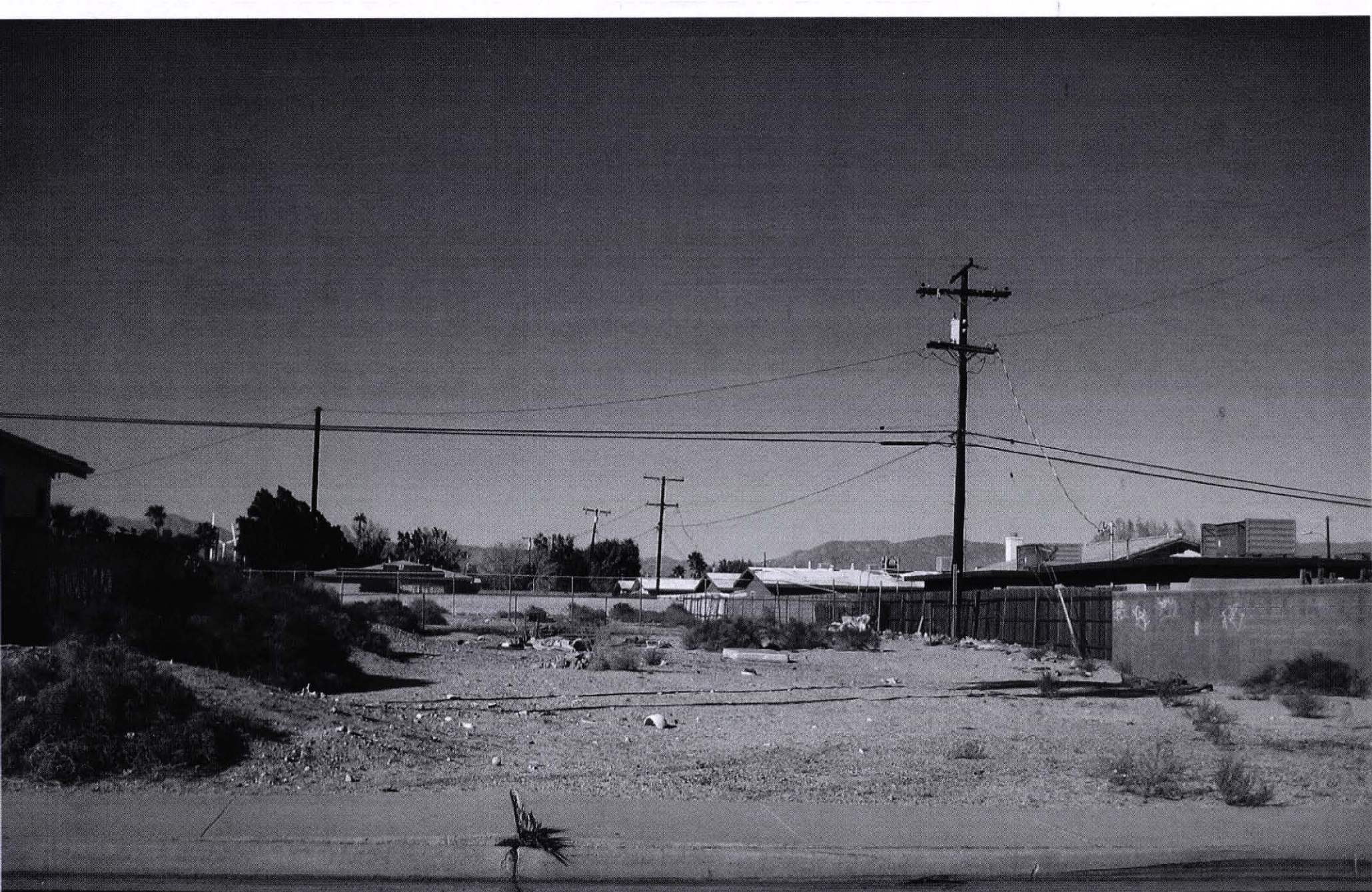
12/17/2016 14:39



11/19/2016 14:48



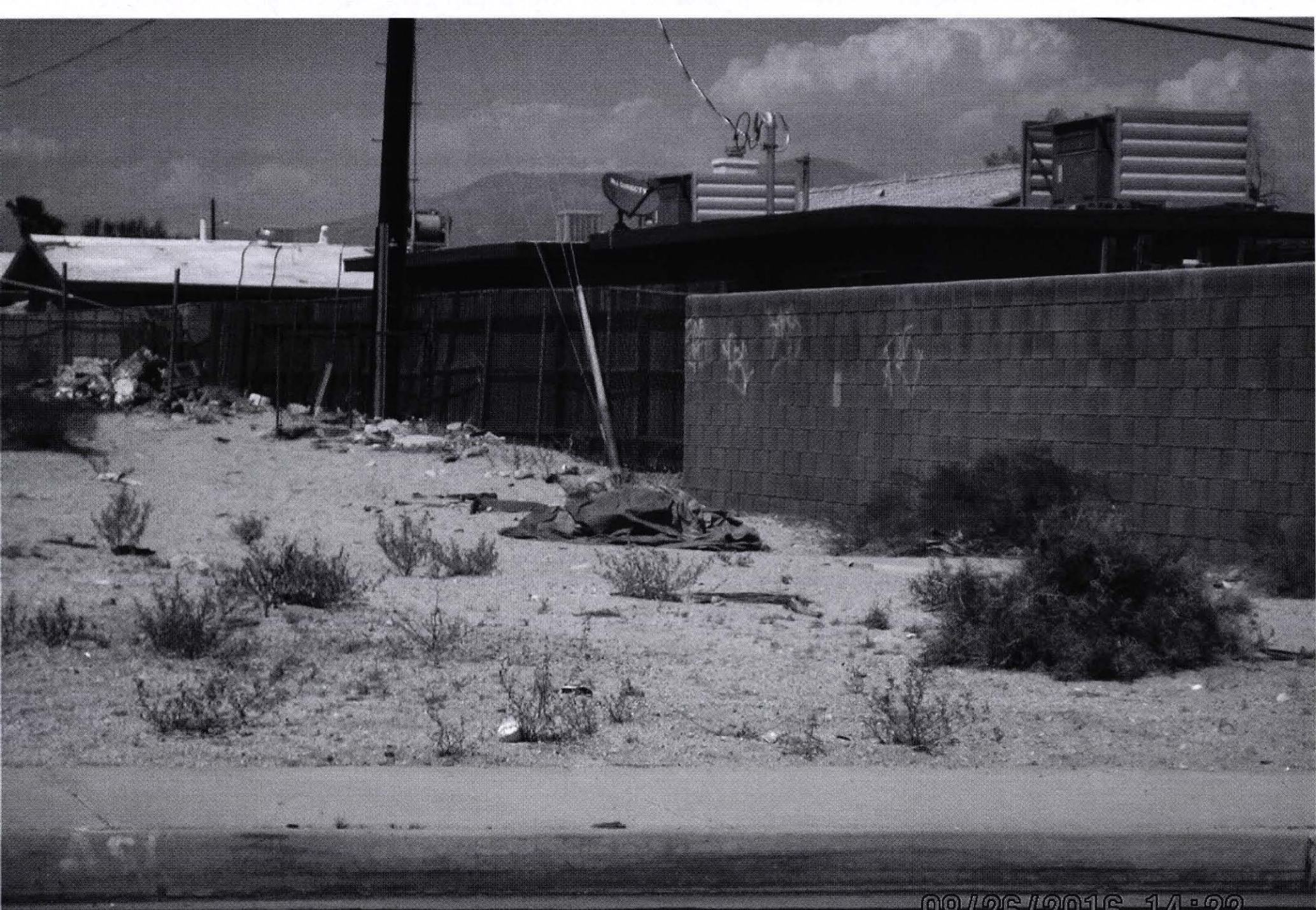
10/20/2016 15:37



10/20/2016 15:37



08/26/2016 14:22



08/26/2016 14:22

NOTICE OF PUBLIC HEARING

CITY COUNCIL
CITY OF PALM SPRINGS

PUBLIC NUISANCE ABATEMENT
Claude Arnold
208 Rosa Parks Road
APN: 669-413-020

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on June 21, 2017. The City Council meeting will begin at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.


The purpose of the hearing is to consider a special abatement lien to be placed on the individual property tax roll for monies owed to the City of Palm Springs in the amount of \$651.00.

Response to this notice may be made verbally at the public hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (mail or hand delivery) to:

Kathleen D. Hart, MMC
Interim City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

If any individual or group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the meeting. Notice of Public Hearing is being sent to the property owner of the subject property. An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to James Zicaro, Director of Building & Code Enforcement, 760-323-8242.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger (760) 322-8364 ext. 8758.


Kathleen D. Hart, MMC
Interim City Clerk

 COPY

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



CITY CLERK'S DEPARTMENT
Kathleen D. Hart, MMC, Interim City Clerk


City Council
Meeting Date: June 21, 2017
Subject: PUBLIC NUISANCE ABATEMENT

AFFIDAVIT OF MAILING

I, Arwel Bermudo, Code Compliance Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person as listed on below May 10, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.


Arwel Bermudo
Code Compliance Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-family: cursive;">Claude Arnold 579 Head St. San Francisco, CA 94132</p>  <p>9590 9402 2651 6336 7127 85</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p style="font-size: 1.2em;">7016 1970 0000 5598 6486</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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<p>Sent To <u>Claude Arnold</u></p> <p>Street and Apt. No., or PO Box No. <u>579 Head St.</u></p> <p>City, State, ZIP+4® <u>San Francisco, CA 94132</u></p>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

COPY

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF PALM SPRINGS CONFIRMING THE
REPORT OF PROCEEDINGS AND ACCOUNTING
FOR THE PUBLIC NUISANCE LIEN LOCATED AT
4388 EAST MESQUITE AVENUE.

WHEREAS, the City has abated proceedings concerning a public nuisance located on the property described as 4388 East Mesquite Avenue, Palm Springs, California; and

WHEREAS, said property is shown as Assessor's Parcel No. 680-151-046 on the County Assessor's map books as of May 8, 2017; and

WHEREAS, the Director of Building & Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Springs Municipal Code have been given and that the owner has refused to comply; and

WHEREAS, pursuant to said code, the City there upon abated the public nuisance located on the property described above.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the report of Proceedings and Accounting of the cost in the total amount of \$7,586.10, attached hereto as Exhibit A.

SECTION 2. That a special assessment lien in the amount of \$7,586.10 is hereby imposed upon the property herein above described.

SECTION 3. That a certified copy of this Resolution and the report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

SECTION 5. That a certified copy of this resolution and the report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 21st day of June 2017.

David H. Ready, Esq., Ph., City Manager

ATTEST:

Kathleen D. Hart, MMC, Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, Kathie Hart, Interim City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on June 21, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Kathleen D. Hart, MMC, Interim City
Clerk
City of Palm Springs, California

Exhibit A

PROCEEDINGS AND ACCOUNTING REPORT

PUBLIC NUISANCE ABATEMENT

I. LOCATION/LEGAL:

Assessor's Parcel Number: 680-151-046

Address: 4388 East Mesquite Avenue, Palm Springs

II. OWNER OF RECORD: Audrey Coleman

III. PROCEEDURE:

A. Public Nuisance Posting: 12/01/15

B. Non-Compliance: 03/10/16

C. Bid Solicitation: 03/21/16

D. Notice to Proceed: 03/22/16

E. Work Completion: 03/23/16

F. Billing: On 04/15/16, owner billed \$7,586.10 to cover Abatement cost and City administrative costs.

G. Non-Payment: As of May 8, 2017, the bill remained Outstanding.

IV. ACCOUNTING:

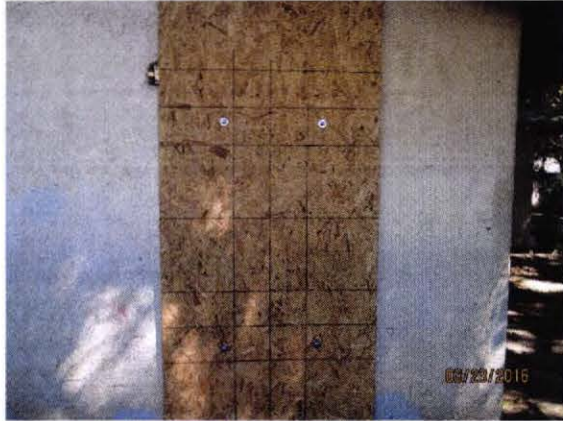
Abatement : \$4,100.00

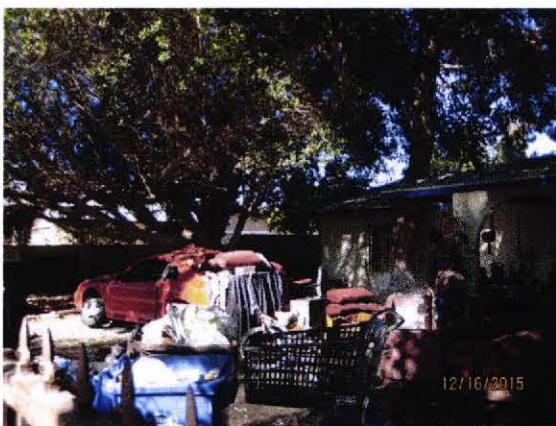
Administrative: 3,486.10

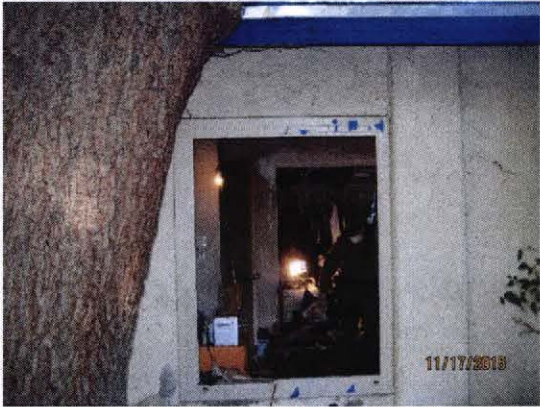
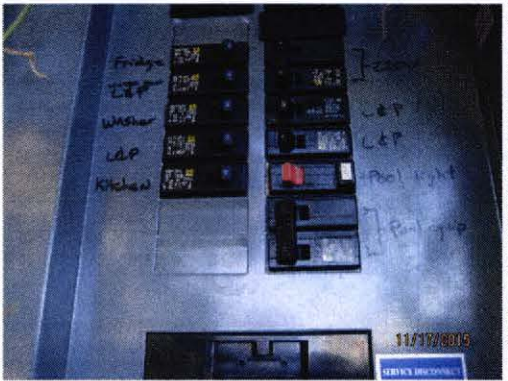
Total: \$7,586.10

James Zicaro M.C.P.
Director of Building and Safety









NOTICE OF PUBLIC HEARING

CITY COUNCIL
CITY OF PALM SPRINGS

PUBLIC NUISANCE ABATEMENT

Audrey Coleman
4388 East Mesquite Avenue
APN: 680-151-046

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on June 21, 2017. The City Council meeting will begin at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a special abatement lien to be placed on the individual property tax roll for monies owed to the City of Palm Springs in the amount of \$7,586.10.

Response to this notice may be made verbally at the public hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (mail or hand delivery) to:

Kathleen D. Hart, MMC
Interim City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

If any individual or group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the meeting. Notice of Public Hearing is being sent to the property owner of the subject property. An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to James Zicaro, Director of Building & Code Enforcement, 760-323-8242.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger (760) 322-8364 ext. 8758.



Kathleen D. Hart, MMC
Interim City Clerk



COPY

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



CITY CLERK'S DEPARTMENT
Kathleen D. Hart, MMC, Interim City Clerk

City Council
Meeting Date: June 21, 2017
Subject: PUBLIC NUISANCE ABATEMENT

AFFIDAVIT OF MAILING

I, Arwel Bermudo, Code Compliance Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person as listed on below May 10, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.


Arwel Bermudo
Code Compliance Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; font-family: cursive;">Audrey Coleman 4388 Mesquite Ave Palm Springs, CA 92264</p>  <p>9590 9402 2651 6336 7127 78</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p style="font-size: 1.2em;">7016 1970 0000 5598 6479</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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For delivery information, visit our website at www.usps.com ®.	
<p>Certified Mail Fee \$</p> <p>Extra Services & Fees (<i>check box, add fee as appropriate</i>)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$</p> <p>Total Postage and Fees \$</p>	Postmark Here
<p>Sent To <i>Audrey Coleman</i></p> <p>Street and Apt. No., or PO Box No. <i>4388 Mesquite Ave</i></p> <p>City, State, ZIP+4® <i>Palm Springs, CA 92264</i></p>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

 **COPY**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE LIEN LOCATED AT 1266 SOUTH FARRELL DRIVE.

WHEREAS, the City has abated proceedings concerning a public nuisance located on the property described as 1266 South Farrell Drive, Palm Springs, California; and

WHEREAS, said property is shown as Assessor's Parcel No. 502-333-012 on the County Assessor's map books as of May 8, 2017; and

WHEREAS, the Director of Building & Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Springs Municipal Code have been given and that the owner has refused to comply; and

WHEREAS, pursuant to said code, the City there upon abated the public nuisance located on the property described above.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the report of Proceedings and Accounting of the cost in the total amount of \$7,405.90, attached hereto as Exhibit A.

SECTION 2. That a special assessment lien in the amount of \$7,405.90 is hereby imposed upon the property herein above described.

SECTION 3. That a certified copy of this Resolution and the report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

SECTION 5. That a certified copy of this resolution and the report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 21st day of June 2017.

David H. Ready, Esq., Ph., City Manager

ATTEST:

Kathleen D. Hart, MMC, Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, Kathie Hart, Interim City Clerk of the City of Palm Springs, hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on June 21, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kathleen D. Hart, MMC, Interim City
Clerk
City of Palm Springs, California

Exhibit A

PROCEEDINGS AND ACCOUNTING REPORT

PUBLIC NUISANCE ABATEMENT

I. LOCATION/LEGAL:

Assessor's Parcel Number: 502-333-012
Address: 1266 South Farrell Drive, Palm Springs

II. OWNER OF RECORD: Patricia Pogoda

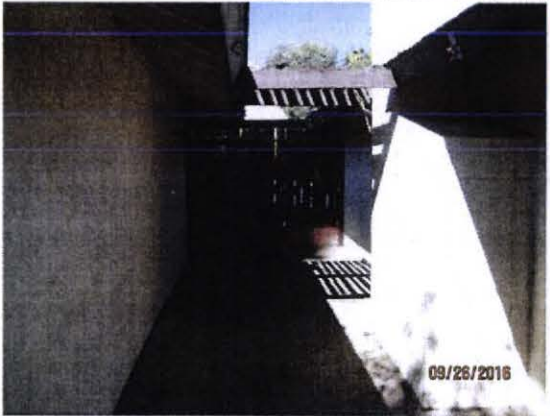
III. PROCEEDURE:

- A. Public Nuisance Posting: 12/01/15
- B. Non-Compliance: 08/04/16
- C. Bid Solicitation: 09/20/16
- D. Notice to Proceed: 09/20/16
- E. Work Completion: 09/23/16
- F. Billing: On 10/27/16, owner billed \$7,405.90 to cover Abatement cost and City administrative costs.
- G. Non-Payment: As of May 8, 2017, the bill remained Outstanding.

IV. ACCOUNTING:

Abatement :	\$3,255.90
Administrative:	<u>4,150.00</u>
Total:	<u><u>\$7,405.90</u></u>

James Zicaro M.C.P.
Director of Building and Safety







NOTICE OF PUBLIC HEARING

CITY COUNCIL
CITY OF PALM SPRINGS

PUBLIC NUISANCE ABATEMENT

Patricia Pogoda
1266 South Farrell Drive
APN: 502-333-012

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on June 21, 2017. The City Council meeting will begin at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.


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Kathleen D. Hart, MMC
Interim City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

If any individual or group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the meeting. Notice of Public Hearing is being sent to the property owner of the subject property. An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to James Zicaro, Director of Building & Code Enforcement, 760-323-8242.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger (760) 322-8364 ext. 8758.



Kathleen D. Hart, MMC
Interim City Clerk

 COPY

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



CITY CLERK'S DEPARTMENT
Kathleen D. Hart, MMC, Interim City Clerk


City Council
Meeting Date: June 21, 2017
Subject: PUBLIC NUISANCE ABATEMENT

AFFIDAVIT OF MAILING

I, Arwel Bermudo, Code Compliance Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person as listed on below May 10, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.


Arwel Bermudo
Code Compliance Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p><i>Patricia Pogoda 4746 Vantage Ave Apt 4 Valley Village, CA 94007</i></p>  <p>9590 9402 2651 6336 7127 61</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>2. Article Number (Transfer from service label)</p> <p>7016 1970 0000 5598 6462</p>	<p>Restricted Delivery</p>												

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
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7016 1970 0000 5598 6462

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
<p>Certified Mail Fee \$ _____</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage \$ _____</p> <p>Total Postage and Fees \$ _____</p>	<p>Postmark Here</p>
<p>Sent To <i>Patricia Pogoda</i></p> <p>Street and Apt. No., or PO Box No. <i>4746 Vantage Ave Apt 4</i></p> <p>City, State, ZIP+4® <i>Valley Village CA 94007</i></p>	
<p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

 **COPY**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE LIEN LOCATED AT 941 EAST ANZA DRIVE.

WHEREAS, the City has abated proceedings concerning a public nuisance located on the property described as 941 East Anza Drive Palm Springs, California; and

WHEREAS, said property is shown as Assessor's Parcel No. 511-131-006 on the County Assessor's map books as of May 8, 2017; and

WHEREAS, the Director of Building & Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Springs Municipal Code have been given and that the owner has refused to comply; and

WHEREAS, pursuant to said code, the City there upon abated the public nuisance located on the property described above.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the report of Proceedings and Accounting of the cost in the total amount of \$7,518.65, attached hereto as Exhibit A.

SECTION 2. That a special assessment lien in the amount of \$7,518.65 is hereby imposed upon the property herein above described.

SECTION 3. That a certified copy of this Resolution and the report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

SECTION 5. That a certified copy of this resolution and the report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 21st day of June 2017.

David H. Ready, Esq., Ph., City Manager

ATTEST:

Kathleen D. Hart, MMC, Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, Kathie Hart, Interim City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on June 21, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Kathleen D. Hart, MMC, Interim City
Clerk
City of Palm Springs, California

Exhibit A

PROCEEDINGS AND ACCOUNTING REPORT

PUBLIC NUISANCE ABATEMENT

I. LOCATION/LEGAL:

Assessor's Parcel Number: 511-131-006

Address: 941 East Anza Drive, Palm Springs

II. OWNER OF RECORD: Hannah Harrow Sacks Trust

III. PROCEEDURE:

A. Public Nuisance Posting: 09/24/15

B. Non-Compliance: 10/09/15

C. Bid Solicitation: 04/27/16

D. Notice to Proceed: 04/27/16

E. Work Completion: 05/03/16

F. Billing: On 08/01/16, owner billed \$7,518.65 to cover Abatement cost and City administrative costs.

G. Non-Payment: As of May 8, 2017 the bill remained Outstanding.

IV. ACCOUNTING:

Abatement : \$1,250.00

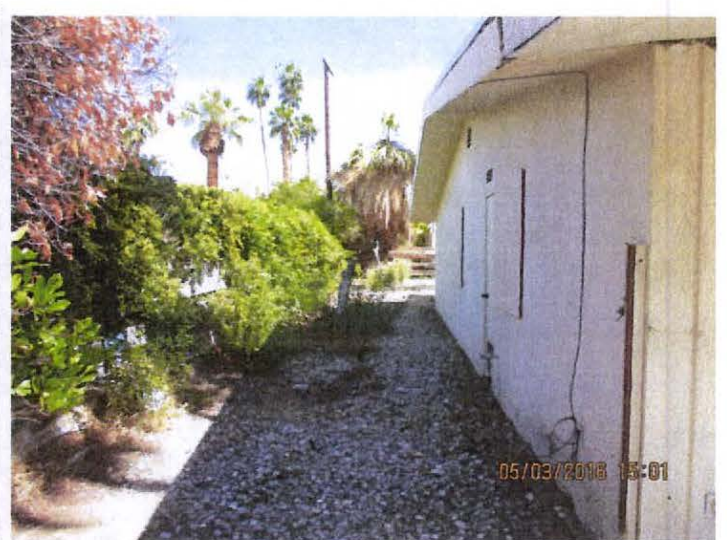
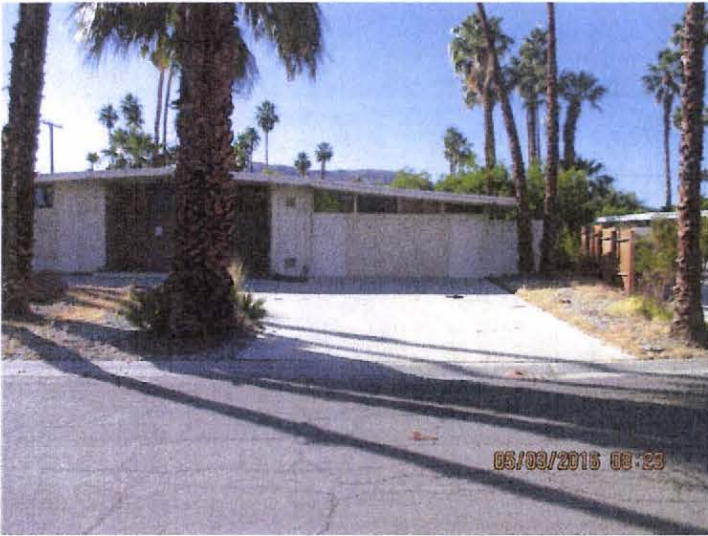
Administrative: 6,268.65

Total: \$7,518.65

James Zicaro M.C.P.
Director of Building and Safety

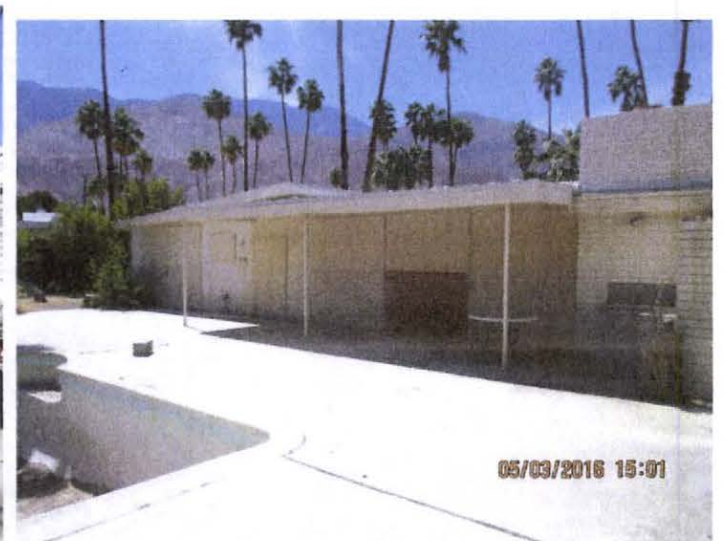
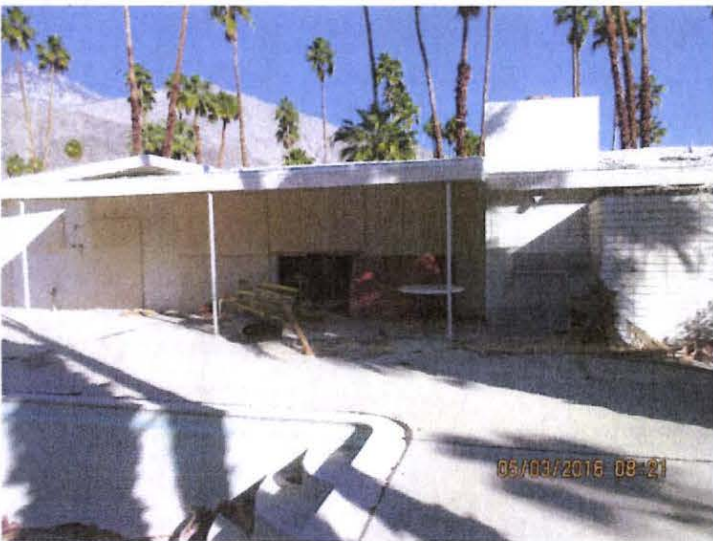
Before

After



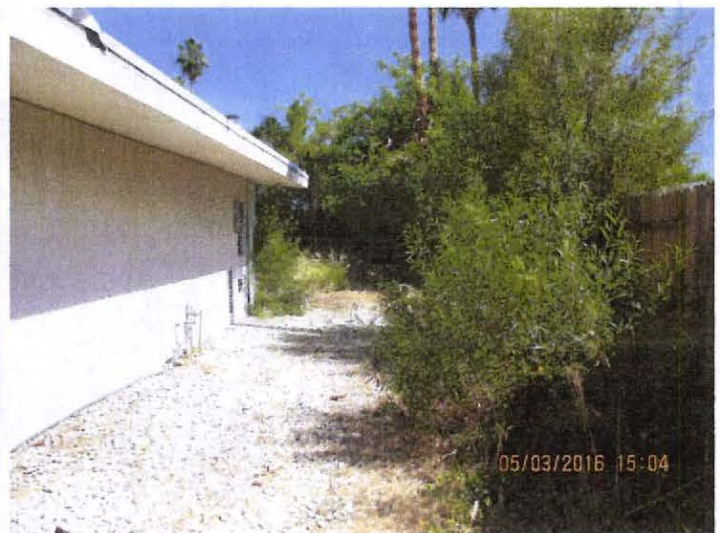
Before

After



Before

After







NOTICE OF PUBLIC HEARING

CITY COUNCIL
CITY OF PALM SPRINGS

PUBLIC NUISANCE ABATEMENT
Hannah Harrow Sacks Trust
941 East Anza Drive
APN: 511-131-006

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on June 21, 2017. The City Council meeting will begin at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a special abatement lien to be placed on the individual property tax roll for monies owed to the City of Palm Springs in the amount of \$7,518.65.

Response to this notice may be made verbally at the public hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (mail or hand delivery) to:

Kathleen D. Hart, MMC
Interim City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

If any individual or group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the meeting. Notice of Public Hearing is being sent to the property owner of the subject property. An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to James Zicaro, Director of Building & Code Enforcement, 760-323-8242.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger (760) 322-8364 ext. 8758.



Kathleen D. Hart, MMC
Interim City Clerk



COPY

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



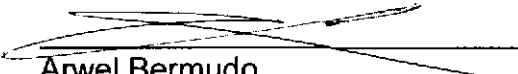
CITY CLERK'S DEPARTMENT
Kathleen D. Hart, MMC, Interim City Clerk


City Council
Meeting Date: June 21, 2017
Subject: PUBLIC NUISANCE ABATEMENT

AFFIDAVIT OF MAILING

I, Arwel Bermudo, Code Compliance Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person as listed on below May 10, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.


Arwel Bermudo
Code Compliance Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Hannah Hannah Sacks 211 S Spalding Dr Beverly Hills, CA 90212</p>  <p>9590 9402 2651 6336 7127 92</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7016 1970 0000 5598 6493</p>	<p>restricted Delivery (over \$500)</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
<p>Certified Mail Fee \$</p> <p>Extra Services & Fees (check box, add fee as appropriate)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$</p> <p><input type="checkbox"/> Return Receipt (electronic) \$</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$</p> <p><input type="checkbox"/> Adult Signature Required \$</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$</p> <p>Postage \$</p> <p>Total Postage and Fees \$</p>	Postmark Here
<p>Sent To <i>Hannah Hannah Sacks</i></p> <p>Street and Apt. No., or PO Box No. <i>211 S Spalding Dr</i></p> <p>City, State, ZIP+4® <i>Beverly Hills, CA 90212</i></p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	

 **COPY**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS CONFIRMING THE REPORT OF PROCEEDINGS AND ACCOUNTING FOR THE PUBLIC NUISANCE LIEN LOCATED AT 870 ARROYO VISTA DRIVE.

WHEREAS, the City has abated proceedings concerning a public nuisance located on the property described as 870 Arroyo Vista Drive, Palm Springs, California; and

WHEREAS, said property is shown as Assessor's Parcel No. 680-524-017 on the County Assessor's map books as of May 8, 2017; and

WHEREAS, the Director of Building & Safety has reported that notices required in accordance with Chapter 11.72 of the Palm Springs Municipal Code have been given and that the owner has refused to comply; and

WHEREAS, pursuant to said code, the City there upon abated the public nuisance located on the property described above.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Council hereby approves the report of Proceedings and Accounting of the cost in the total amount of \$6,584.20, attached hereto as Exhibit A.

SECTION 2. That a special assessment lien in the amount of \$6,584.20 is hereby imposed upon the property herein above described.

SECTION 3. That a certified copy of this Resolution and the report be filed with the Riverside County Auditor-Controller's office.

SECTION 4. That the County Auditor-Controller is respectfully requested to enter the amount of the assessment on the County Tax Roll opposite the parcel of land referred to, and that thereafter said amount shall be collected at the same time and in the same manner as ordinary municipal taxes.

SECTION 5. That a certified copy of this resolution and the report shall be recorded with the Riverside County Recorder's office.

ADOPTED this 21st day of June 2017.

David H. Ready, Esq., Ph., City Manager

ATTEST:

Kathleen D. Hart, MMC, Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, Kathie Hart, Interim City Clerk of the City of Palm Springs, hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on June 21st, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Kathleen D. Hart, MMC, Interim City
Clerk
City of Palm Springs, California

Exhibit A

PROCEEDINGS AND ACCOUNTING REPORT

PUBLIC NUISANCE ABATEMENT

I. LOCATION/LEGAL:

Assessor's Parcel Number: 680-524-017

Address: 870 Arroyo Vista Drive, Palm Springs

II. OWNER OF RECORD: The Turchi Living Trust

III. PROCEEDURE:

A. Public Nuisance Posting: 11/17/16

B. Non-Compliance: 12/01/16

C. Bid Solicitation: 01/11/17

D. Notice to Proceed: 01/17/17

E. Work Completion: 02/23/17

F. Billing: On 02/23/17, owner billed \$6,584.20 to cover Abatement cost and City administrative costs.

G. Non-Payment: As of May, 8, 2017, the bill remained Outstanding.

IV. ACCOUNTING:

Abatement : \$4,750.00

Administrative: 1,834.20

Total: \$6,584.20

James Zicaro M.C.P.
Director of Building and Safety







NOTICE OF PUBLIC HEARING

CITY COUNCIL
CITY OF PALM SPRINGS

PUBLIC NUISANCE ABATEMENT
The Turchi Living Trust
870 Arroyo Vista Drive
APN: 680-524-017

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting on June 21, 2017. The City Council meeting will begin at 6:00 p.m., in the Council Chamber at City Hall, 3200 E. Tahquitz Canyon Way, Palm Springs.


The purpose of the hearing is to consider a special abatement lien to be placed on the individual property tax roll for monies owed to the City of Palm Springs in the amount of \$6,584.20.

Response to this notice may be made verbally at the public hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (mail or hand delivery) to:

Kathleen D. Hart, MMC
Interim City Clerk
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

If any individual or group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the meeting. Notice of Public Hearing is being sent to the property owner of the subject property. An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to James Zicaro, Director of Building & Code Enforcement, 760-323-8242.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger (760) 322-8364 ext. 8758.



Kathleen D. Hart, MMC
Interim City Clerk

 COPY

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



CITY CLERK'S DEPARTMENT
Kathleen D. Hart, MMC, Interim City Clerk


City Council
Meeting Date: June 21, 2017
Subject: PUBLIC NUISANCE ABATEMENT

AFFIDAVIT OF MAILING

I, Arwel Bermudo, Code Compliance Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person as listed on below May 10, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California.

I declare under penalty of perjury that the foregoing is true and correct.


Arwel Bermudo
Code Compliance Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <p>The Turzhulung Trust 870 Arroyo Vista Dr Palm Springs, CA 92264</p>  <p>9590 9402 2651 6336 7127 54</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>7016 1970 0000 5598 6509</p>	<p>stricted Delivery</p>												

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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7016 1970 0000 5598 6509

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
<p>Certified Mail Fee \$ _____</p> <p>Extra Services & Fees (<i>check box, add fee as appropriate</i>)</p> <p><input type="checkbox"/> Return Receipt (hardcopy) \$ _____</p> <p><input type="checkbox"/> Return Receipt (electronic) \$ _____</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery \$ _____</p> <p><input type="checkbox"/> Adult Signature Required \$ _____</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery \$ _____</p> <p>Postage \$ _____</p> <p>Total Postage and Fees \$ _____</p>	Postmark Here
<p>Sent To <u>The Turzhulung Trust</u></p> <p>Street and Apt. No., or PO Box No. <u>870 Arroyo Vista Dr</u></p> <p>City, State, ZIP+4® <u>Palm Springs CA 92264</u></p> <p>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction</p>	

 COPY