



14000 City Center Drive
Chino Hills, CA 91709
(909) 364-2600

www.chinohills.org

CITY OF CHINO HILLS COMPLIANCE ORDER

RESPONSIBLE PARTIES: WGP VELLANO LLC
PROPERTY ADDRESS: 2441 VELLANO CLUB DRIVE, CHINO HILLS CA 91709
MAILING ADDRESS: P.O. BOX 11480, BEVERLY HILLS CA 90213
DATE: March 21, 2019

On March 21, 2019 an inspection of the property at 2441 Vellano Club Drive, revealed the continued existence of violations of the Chino Hills Municipal Code (CHMC). Pursuant to CHMC Section 8.12 Nuisances, it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any residential or commercial property within the city, to maintain such property in such a manner that constitutes a violation of any provision of the CHMC.

The following violations of the CHMC still exists at your property:

C.H.M.C. 8.12.020(9)(c) Overgrown, dead, decayed, diseased or hazardous trees, weeds, vegetation that constitutes an unsightly appearance

C.H.M.C. 8.12.020(19) Inadequate landscaping on property that is visible from any public street that exist on a front yard, front or side parkway area, planter area, slope area, or either along or in combination with other conditions on the subject property that results in a diminution of the appearance of the subject property as compared with adjacent property, including, without limitation:

- (a) Lack of vegetation, lawns, shrubs, or other softscape groundcover.
- (b) Insufficient groundcover or landscaping creating an unsightly appearance.

C.H.M.C. 8.12.020(43) Any violation of any development permit (as that term is defined in Section 16.02.280), granted or approved pursuant to the Chino Hills Development Code (including Appendix D).

04CUP01 37(D) The maintenance shall conform to the Chino Hills Municipal Code.

04CUP01 35(B) The Applicant shall resubmit landscape architecture documents for major changes, for review and possible acceptance, to Landscape Development.

TO COMPLY:

Please remove overgrown vegetation throughout the property and maintain in a clean and healthy manner on a consistent basis and remove the unpermitted chain link.

You have **fourteen (14) days** to correct the violations listed in this Compliance Order. If you have met the terms of this Compliance Order you may request a Code Enforcement inspection prior to the deadline. If the violations remain after the time set forth in this Compliance Order an Administrative Citation will be issued. **An Administrative Citation is punishable by a \$100 fine for the first citation. If the violation is not corrected, subsequent Administrative**

Citations may be issued. The fines are \$200 for the second and \$500 for every violation thereafter. Each day constitutes a new violation.

If you have any question please contact me at (909) 364-2718.



Brandi Larson
Code Enforcement Officer

Sent Regular Mail to Property Address and
Sent Regular and Certified Mail to Mailing Address
CERTIFIED MAIL #7016 2710 0000 6523 5816
Return Tracking: 9590 9402 4595 8278 3766 28