



COURTESY NOTICE OF VIOLATION

Date Issued: June 29, 2023

APN: 641271010

Case Number: CODE-23-1095

Subject Property: 13405 OCOTILLO RD DESERT HOT SPRINGS, CA 92240

Parcel Owner: OJE J. UWADIA
Mailing Address: 1632 W 221ST ST
TORRANCE , , CA 90501

Code Compliance Officer: Tiyler Messer Email: tmesser@cityofdhs.org

An inspection of your property has revealed the following violation(s) of the Desert Hot Springs Municipal Code section (§):

Violation Code/Description	Section
4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	The following shall be designated as unlawful acts and public nuisances: Attractive Nuisances. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain on any such premises or property any condition that constitutes an attractive nuisance including, but not limited to, the following: Abandoned, damaged or broken equipment, machinery or household items;
4.16.010.A.2-Public Nuisance- Landscaping	It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any front and visible side yards without acceptable landscaping, except for improved surfaces such as walks and driveways. Acceptable landscaping shall include any groundcover, decorative rock, redwood bark, lawn and/or other material as determined to be acceptable or required by the City's Community Development Director or his or her designee.
4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure.
4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises or property in the City to maintain any such premises or property or improvement thereon in such a manner as to cause or to allow the premises, property or improvement to become defective, unsightly, or in such other condition of deterioration or disrepair as the same may cause substantial depreciation of the property values or similar detriment to surrounding properties, as well as an adverse effect on the health, safety, and welfare of the citizens of the City. Visual blight conditions include, but are not limited to, any of the following conditions: The presence of any improvement including, but not limited to, buildings, garages, carports, wooden fences, block walls, roofs or gutters in which the condition of the patio, stucco, siding or other exterior coating has become so deteriorated as to permit decay, excessive checking, cracking or warping so as to render the improvement or property unsightly and in a state of disrepair;



Corrective Actions Required:

Violation Code/Description

4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items

4.16.010.A.2-Public Nuisance- Landscaping

4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure

4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco

Corrective Action

Remove the toilet, cardboard boxes, screen door, all other miscellaneous household items, and the air conditioning removed from Unit B from the exterior of the property and do not store outside.

The property is void of acceptable ground coverage material. Acceptable landscaping shall include any groundcover, decorative rock, decomposed granite, lawn and/or other material as determined to be acceptable or required by the City's Community Development Director or his or her designee. Install acceptable ground coverage material in all unpaved areas of the property.


Obtain a building permit for the new air conditioning unit installed inside of Unit B.

Paint the stucco around the rear sliding door to match the existing surrounding paint.

COMPLIANCE DATE: July 13, 2023

In order to avoid potential Citations, fines, and other administrative costs as referenced in Municipal Code 4.24.470 "Special Assessment", the corrective actions listed above must be completed by the compliance date above.

Signature:



Code Compliance Officer: Tyler Messer

PROOF OF SERVICE

I am employed in the City of Desert Hot Springs, State of California. I am over the age of 18 years and not a party to this action. My business address is 65950 Pierson Blvd. Desert Hot Springs, California 92240.

On June 29, 2023 , I caused to be served the within document:

COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

13405 OCOTILLO RD

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641271010

On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

X

(By First-Class Mail) I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with City of Desert Hot Springs practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

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(By Certified Mail) I caused each such envelope to be sent by USPS Return Receipt Certified Mail to the offices of each addressee.

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

EXECUTED at Desert Hot Springs California on June 29, 2023.



Tyler Messer
Code Compliance Officer

SERVICE LIST

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 13405 OCOTILLO RD DESERT HOT SPRINGS,
CALIFORNIA 92240
PARCEL # 641271010**

**OJE J. UWADIA
1632 W 221ST ST
TORRANCE , , CA . 90501**

Occupant	13405 Ocotillo Rd. Unit B	Desert Hot Springs,	CA.	92240
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