

## FINAL NOTICE OF VIOLATION

Date Issued: July 5, 2023

APN: 642193022

Case Number: CODE-23-1049

Subject Property: 13457 CIELO AZUL WAY DESERT HOT SPRINGS, CA 92240

Parcel Owner: LEONARD KINCHIU LAM

Mailing Address: 42 VISTARA DR  
RANCHO MIRAGE, CA 92270

Code Compliance Officer: Tyler Messer

Email: [tmesser@cityofdhs.org](mailto: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	<p>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;</p> <p>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.</p>
4.16.010.A.2-Public Nuisance- Landscaping	<p>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;</p>
4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco	<p>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 excessive junk, refuse and garbage which is visible from a public street or sidewalk or from an adjoining property.</p>
4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible	

**Corrective Actions Required:**

**Violation Code/Description**

**Corrective Action**

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

Remove all junk, trash, discarded items, furniture, equipment, tires, and other miscellaneous items being stored at the front of the property and do not store outside.

4.16.010.A.2-Public Nuisance- Landscaping

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.

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

Repair or replace the dilapidated gate at the side of the property.

4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible

Remove all junk, trash, discarded items, furniture, equipment, tires, and other miscellaneous items being stored at the front of the property.

**COMPLIANCE DATE: July 19, 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: Tiyler 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 July 5, 2023 , I caused to be served the within document:

### **FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT**

**13457 CIELO AZUL WAY**

**DESERT HOT SPRINGS, CALIFORNIA 92240**

**APN 642193022**

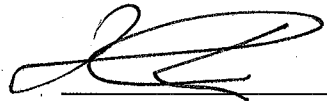
On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

**(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.

**(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 July 5, 2023.



Tyler Messer  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 13457 CIELO AZUL WAY DESERT HOT SPRINGS, CALIFORNIA 92240**  
**PARCEL # 642193022**

LEONARD KINCHIU LAM  
42 VISTARA DR  
RANCHO MIRAGE , CA. 92270

Occupant                                      13457 Cielo Azul Way                                      Desert Hot Springs,                                      CA.                                      92240



