

FINAL NOTICE OF VIOLATION

Date Issued: July 10, 2023

APN: 641192018

Case Number: CODE-23-850

Subject Property: 13475 CUYAMACA DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: SADJA HOLDINGS LLC,
Mailing Address: 1968 S COAST HWY # 3247
LAGUNA BEACH, CA 92651

Code Compliance Officer: Tyler Messer

Email: lhuman@dhspd.com

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.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.

17920.3.a.1- Health & Saf. Code §17920.0. Substandard Buildings Housing, Sanitation- Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: Inadequate sanitation shall include, but not be limited to, the following: Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.

17920.3.e - Health & Saf. Code §17920.0. Housing- All plumbing

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

Corrective Actions Required:

Violation Code/Description

Corrective Action

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

Obtain a building permit for the illegal doorway closure and drywall in unit 4. Or remove the illegally installed construction covering the interior door inside Unit 4.

17920.3.a.1- Health & Saf. Code §17920.0. Substandard Buildings Housing, Sanitation- Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.

Obtain a building permit for all illegally installed window air conditioning units installed in the exterior wall. Or remove the air conditioning units, obtain a building permit, and repair the exterior walls.

17920.3.e - Health & Saf. Code §17920.0. Housing- All plumbing

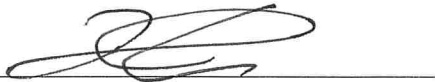
Repair or replace damage or clogged plumbing in the bathroom so all drainage plumbing can drain properly.

Repair or replace damage or clogged plumbing in the bathroom so all drainage plumbing can drain properly.

COMPLIANCE DATE: July 24, 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 10, 2023 , I caused to be served the within document:

FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

13475 CUYAMACA DR

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641192018

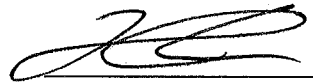
On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

(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 10, 2023.



Tyler Messer
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 13475 CUYAMACA DR DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 641192018

SADJA HOLDINGS LLC,
1968 S COAST HWY # 3247
LAGUNA BEACH, CA. 92651

Occupant 13475 Cuyamaca Dr. Unit 4 Desert Hot Springs, CA. 92240

