

CITY OF DESERT HOT SPRINGS

CODE COMPLIANCE DEPARTMENT



11199 Palm Dr. • Desert Hot Springs • CA • 92240
(760) 329-6411 • www.cityofdhs.org

COURTESY NOTICE OF VIOLATION

Date Issued: July 31, 2023

APN: 639031002

Case Number: CODE-23-989

Subject Property: 66025 14TH ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: AUSTIN DEL RIO
Mailing Address: 78365 CALIFORNIA # 111
LA QUINTA , CA 92253

Code Compliance Officer: Linda Human

Email: lhuman@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 |
|--|---|
| 8.40.030.B -Abandoned Property-Registration | Registration Required. An owner of a vacant building must register his or her property with the City within 10 days of the building becoming vacant or deemed vacant by the City. If any building shows evidence of vacancy, it shall be deemed vacant and abandoned. |
| 8.40.050 Security requirements. -Abandoned Property | Any abandoned property shall be secured, as defined in this chapter. In addition, the abandoned property shall be secured in a manner that would prevent trespassers, squatters or unauthorized persons from entering and/or remaining on the property. |
| 8.40.060.A- Abandoned Property-Signage | Any abandoned property shall be posted with the name and 24-hour contact phone number of the owner or trustee/beneficiary or a property management company that must be retained by an out-of-area owner or beneficiary/trustee. The posting shall be no less than 18 inches by 24 inches and shall be of a font that is legible from a distance of 45 feet and shall contain along with the name and 24-hour contact number the words "THIS PROPERTY MANAGED BY" and "TO REPORT PROBLEMS OR CONCERNS CALL." The posting shall be placed on the interior of a window facing the street to the front of the abandoned property so it is visible from the street or secured to the exterior of the building/structure facing the street to the front of the property so it is visible from the street; if no such area exists, on a stake of sufficient size to support the posting in a location that is visible from the street to the front of the property but not readily accessible to vandals. Exterior posting must be constructed of and printed with weather resistant materials. |
| 8.40.065.B.1 -Boarding | If an owner, beneficiary, trustee, or property management company chooses or is required to board up the windows, doors, and other openings of a vacant building on an abandoned property for more than 30 days, the owner, beneficiary, trustee, or property management company must comply with the following requirements: All materials used to board up the vacant building shall be painted to a compatible color of the existing buildings and structures. |
| 4.16.010.A.19.c-Public Nuisance Visual Blight- Abandoned/ Boarded up > 90 days | 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 which is abandoned, boarded up, partially destroyed or left in a state of partial construction or repair for more than 90 days.

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

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.

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.

5.04.040.A-General Business License- License Required

There are imposed, upon the businesses, trades, professions, callings and occupations specified in this chapter, license taxes in the amounts hereinafter prescribed. It is unlawful for any person to transact and carry on any business, trade, profession, calling or occupation in the City without first having procured a license from the City to so do or without complying with all applicable provisions of this chapter.

Corrective Actions Required:

Violation Code/Description

Corrective Action

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|--|---|
| 8.40.030.B -Abandoned Property-Registration | Register the property within ten days of the property becoming vacant. Registration is online at: www.cityofdhs.org Select Permits and then scroll to Code Compliance. Select Code Compliance and register under the title Vacant Building Registration. |
| 8.40.050 Security requirements. -Abandoned Property | The "Property" shall comply with all the requirements and maintenance of chapter 8.40. Maintain the property secured at all times and follow up at the property weekly for the maintenance of the property. |
| 8.40.060.A- Abandoned Property-Signage | Provide an 18"x24" sign for the vacant property as outlined in this code. Ensure all required information is on the signage per Desert Hot Springs Code section 8.40.606.A. |
| 8.40.065.B.1 -Boarding | All temporary boarding of the property shall be painted to match the exterior of the property. Paint all boarding of the property. Boarding is for temporary means only; remove boards and repair/replace a broken window(s)/door(s). Maintain the property secured at all times. Summit Plans for rehab or demo for the property within 30 days. |
| 4.16.010.A.19.c-Public Nuisance Visual Blight- Abandoned/ Boarded up > 90 days | Remove and properly dispose of all trash, junk, and stored items in the front and side yards. Remove all furniture tires that are in the front yards. Maintain the front and side yards that are in public view, clean and neat at all times. |
| 4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible | Remove into the property and dispose of all weeds and vegetation from the front and side yards. Maintain and trim all palm trees from any dead vegetation. Repair front yards, including side yard ground cover, by removing all trash and debris in the rock landscaping, repairing the ground cover, and repairing the black underneath coating. |
| 4.16.010.A.2-Public Nuisance- Landscaping | Obtain permits to repair the fire damage to the property, including but not limited to the repairs of windows and doors that may be changed out. |
| 4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure | The property owner shall obtain a business license before renting the property after the repair. Property owners can obtain a business license for the rental property through the city's website at www.cityofdhs.org |
| 5.04.040.A-General Business License- License Required | |

COMPLIANCE DATE: August 16, 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: Linda Human

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66025 14TH ST DESERT HOT SPRINGS,
CALIFORNIA 92240
PARCEL # 639031002

AUSTIN DEL RIO
78365 CALIFORNIA # 111
LA QUINTA , CA. 92253

