

FINAL NOTICE OF VIOLATION

Date Issued: July 27, 2023

APN: 641022032

Case Number: CODE-23-928

Subject Property: 66176 BUENA VISTA AVE DESERT HOT SPRINGS, CA 92240

Parcel Owner: ROSA MARIA RUIZ
 Mailing Address: 5554 EVELYN DR
 BANNING , CA 92220

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.17-Public Nuisance- Illegal, Nonconforming Building or Structure	<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 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.</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 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> <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>
4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	<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	<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.10-Public Nuisance-Termites, Insects, Vermin or Rodents	<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 that results in creating a habitat for termites, insects, vermin or rodents that presents a threat to the health and safety of the public and/or a threat to property.</p>
4.16.010.A.19.b-Public Nuisance- Visual Blight- Cracked/Broken Windows/Roofs	<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 with cracked or broken windows, roofs in disrepair, damaged porches or broken steps.</p>
4.16.010.A.6-Public Nuisance-Vehicle Parking	<p>Vehicle Parking. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any residential premises or residential property in the City to permit on such premises or property any operable vehicle, recreational vehicle, motor home, trailer, camper, camper shell and boat to be parked or stored outside of a garage or carport on an unpaved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.</p>

IPMC 108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

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 illegally installed wood fencing at the front of the property. Or remove the wood fencing at the front of the property.
Obtain a building permit for the two illegally constructed structures on the property or remove the structures from the property.
Obtain a building permit for all illegal additions on the property.
Obtain a building permit to rehab the dilapidated building on the property.

****REMOVE THE TEMPORARY CHAIN LINK FENCING OR OBTAIN A PERMIT FOR THE CHAIN LINK FENCING****

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

Repair or replace the dilapidated portions of roofing, and dilapidated or missing stucco/siding,

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

Remove all household items, auto parts, equipment, construction material, furniture, and other miscellaneous household items from the exterior of the property.

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

Remove and properly dispose of all junk, trash, construction debris, and all other discarded items on the property.

4.16.010.A.10-Public Nuisance-Termites, Insects, Vermin or Rodents

Remove and properly dispose of all junk, trash, construction debris, furniture, construction material discarded items, and all other large accumulations on the property that creates a breeding grounds or habitat for termites, insects, vermin or rodents.

4.16.010.A.19.b-Public Nuisance- Visual Blight- Cracked/Broken Windows/Roofs

Repair or replace all broken/cracked windows, the dilapidated portions of roofing, and dilapidated or missing stucco/siding,

4.16.010.A.6-Public Nuisance-Vehicle Parking

Vehicles are not permitted to be parked on a surface that is not paved. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director. Remove all vehicles parked on a surface that is not paved.

IPMC 108.1.1 Unsafe Structures.

Properly secure the property to prevent access by transients, juveniles, or other trespassers. Always maintain the property secured adequately. Remove all occupants from the property. Obtain all required permits and repairs to have the property cleared to be occupied.

COMPLIANCE DATE: August 10, 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 July 27, 2023, I caused to be served the within document:

FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

66176 BUENA VISTA AVE

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641022032

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.

 (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 27, 2023.

Tyler Messer
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66176 BUENA VISTA AVE DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 641022032

ROSA MARIA RUIZ
5554 EVELYN DR
BANNING , CA. 92220

ZOLARA LIMITED INC	2432 MONTAIR AVE	LONG BEACH,	CA.	90815
ROSALBA CAMPBELL	231 N SYCAMORE ST	SANTA ANA,	CA.	92701
ROSALBA CAMPBELL	2432 MONTAIR AVENUE	LONG BEACH,	CA.	90815

