



**COURTESY NOTICE OF VIOLATION**

**Date Issued: July 10, 2023**

**APN: 639192048**

**Case Number: CODE-23-587**

**Subject Property: 66236 4TH ST DESERT HOT SPRINGS, CA 92240**

**Parcel Owner: SRI PROP 4TH STREET**  
**Mailing Address: 971 N AZUSA AVE**  
**COVINA , CA 91722**

**Code Compliance Officer: Linda Human      Email: [lhuman@dhsdpd.com](mailto:lhuman@dhsdpd.com)**

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

<b>Violation Code/Description</b>	<b>Section</b>
4.16.010.A.3-Public Nuisance-Weeds	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 such premises or property in a manner that has resulted in overgrown weeds to be present on any front and visible side yards and sidewalks.
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.6-Public Nuisance-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.
4.16.010.A.14-Public Nuisance- Garbage Containers	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 such premises or property with garbage or trash containers stored in front yards and visible from the public right-of-way, except when in places of collection on scheduled waste collection days.
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.
5.04.90-General Business License- Renewal of License	In all cases, the applicant for the renewal of a license shall submit to the Business License Clerk for his or her guidance in ascertaining the amount of the license tax to be paid by the applicant, a written statement upon a form to be provided by the Business License Clerk,

written under penalty of perjury, or sworn to before a notary public, setting forth such information concerning the applicant's business during the preceding year as may be required by the Business License Clerk to enable him or her to ascertain the amount of the license tax to be paid by the applicant pursuant to the provisions of this chapter. (Prior code § 110.09)

17920.3.n-Housing- Safety, occupied building not designed or intended to be used for living, cooking, sleeping or dining.

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 buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

**Corrective Actions Required:**

**Violation Code/Description**

**Corrective Action**

4.16.010.A.3-Public Nuisance-Weeds

Remove all weeds from the property and maintain the property weed free monthly.

4.16.010.A.2-Public Nuisance- Landscaping

Provide landscaping ground cover and maintain such landscaping in front and side yards that are in public view. The landscape requirements for all single-family residences call for a minimum of two 15-gallon droughts tolerant -shade trees and two 5-gallon drought-tolerant shrubs in addition to having all unpaved and unbuilt areas fully covered with landscape ground covers such as decorative rock, decomposed granite, or similar material. Install all landscapes to meet the above requirements. **Note:** There is no parking on rock ground cover(side yard no parking); all parking is in the driveway. If you want more parking, contact the City Planning Department for the requirements.

4.16.010.A.6-Public Nuisance-Vehicle Parking

Contact the Desert Hot Springs Planning Department for the parking area and encroachment for the parking on the property. Provide a plan for the parking area and the paved parking area.

4.16.010.A.14-Public Nuisance- Garbage Containers

Garbage or trash containers shall be stored out of public view or visible from the front yards—store garbage containers behind fencing, except on trash scheduled collection days. Maintain trash bin lids closed from blowing trash.

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

Provide permits for the property for the four units conversion or obtain permits with the Desert Hot Springs Building department to add the two units or demo the two units that are not on the title. Remove the illegal garage conversion. Contact the DHS Planning Department's requirement of zoning an ADU of the carport/garage.

5.04.90-General Business License- Renewal of License

Obtain your renewal of the City Business License for rental property(s) within the City of Desert Hot Springs. Call 760-329-6411 for any questions or obtain a business license on the City web page <https://deserthotspringsca.viewpointcloud.com/categories/1075/record-types/6414>

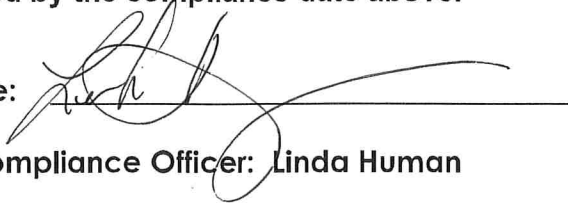
17920.3.n-Housing- Safety, occupied building not designed or intended to be used for living, cooking, sleeping or dining.

Convert the carport/garage back or obtain all permits to have the area as an habitable space.

**COMPLIANCE DATE: July 25, 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**

## 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:

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

***66236 4TH ST***

***DESERT HOT SPRINGS, CALIFORNIA 92240***

***APN 639192048***

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 10, 2023.

  
Linda Human  
Code Compliance Officer

## SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66236 4TH ST DESERT HOT SPRINGS,  
CALIFORNIA 92240  
PARCEL # 639192048

SRI PROP 4TH STREET  
971 N AZUSA AVE  
COVINA , CA. 91722



