



COURTESY NOTICE OF VIOLATION

Date Issued: July 3, 2023

APN: 639251005

Case Number: CODE-23-1057

Subject Property: 66317 2ND ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: DHS NUMBERED STREETS
Mailing Address: 5119 BALL RD
CYPRESS, CA 906630-3645

Code Compliance Officer: Linda Human Email: lhuman@dhsdpd.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.24-Public Nuisance- Disruptive Activities	It is unlawful and it shall be a public nuisance for any person to operate or maintain any premises or property within the City in a manner that has resulted in repeated disruptive activities including, but not limited to, disturbances of the peace, public drunkenness, drinking in public, harassment of passersby, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, illegal parking, loud noises between the hours of 10:00 p.m. and 6:00 a.m., traffic violations, curfew violations, or police detentions and arrests.
4.16.010.A.23-Public Nuisance- Safety Hazard	It is unlawful and it shall be a public nuisance for any person to maintain any premises or property within the City in a manner that presents an imminent safety hazard and/or which creates a present and immediate danger to life, property, health or public safety.
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.8-Public Nuisance-Maintenance of Private Walkways/ Driveways/Other Improved Surfaces	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 such premises or property any walkway, driveway or other improved surface in a manner that results in the disrepair of such surfaces or creates unsafe conditions.
4.16.010.A.5-Public Nuisance- Fire Hazard	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 such a manner that has resulted in the accumulation of dry or dead plant matter, combustible refuse and waste or any other matter which by reason of its size, manner of growth and location, constitutes a fire hazard to any building, improvement, crop or other property.
4.16.010.A.19.a-Public Nuisance- Deteriorated Walls/Fences/ Stucco	It is unlawful and it shall be declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any

Corrective Actions Required:

Violation Code/Description

Corrective Action

4.16.010.A.24-Public Nuisance- Disruptive Activities

Remove and stop all the illegal dumping/littering from this property onto the vacant property next door.

4.16.010.A.23-Public Nuisance- Safety Hazard

Obtain a licensed electrician to obtain permits to repair the property's electrical panel(s). All work shall be inspected and completed with a permit.

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

Remove all trash, junk, household items, and dead vegetation from the back easement. Remove and properly dispose of the accumulated trash, junk, and debris from the property.

4.16.010.A.8-Public Nuisance-Maintenance of Private
Walkways/ Driveways/Other Improved Surfaces

Repair all parking driveway pavement. All parking shall occur on paved surfaces, such as asphalt, cement, or pavers (street or driveway).
Repair the black top-driveway.

4.16.010.A.5-Public Nuisance- Fire Hazard

Remove all dead trees and tree limbs from the property and back easement.

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

Repair all fencing that is in disrepair. Repair all siding/stucco that is broken and/or in disrepair and paint to match.

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

Remove or obtain permits for the added electrical to the back of the property. Discontinue the wash and dryer unit in the back of the property. Repair the water leak in the backyard area.

8.40.030.A -Inspection, registration and fees. Registration
required (Abandoned Vacant Building)

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.

The property owner is responsible for maintaining the vacant property per the Desert Hot Springs Municipal Code requirements, Chapter 8.40. www.cityofdhs.org Requirements include but are not limited to.

8.40.040.A -Maintenance requirements

1. Registration and fees
2. Security Requirements(boarding, paint, signage)
3. Maintenance requirements(trash, landscaping, graffiti, weeds)
4. Unhealthy-water
5. Discarded personal items, flyers, or printed material)

Continued violations of Chapter 8.40 will result in citations/fines.

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

Repair all broken windows. Replacement of a window requires a Building Permit. Obtain any permits before work of replacing windows. Obtain 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

5.04.040.A-General Business License- License Required

<https://deserthotspingsca.viewpointcloud.com/categories/1075/record-types/6414>

COMPLIANCE DATE: July 17, 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 3, 2023 , I caused to be served the within document:

COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

66317 2ND ST

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 639251005

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 3, 2023.



Linda Human
Code Compliance Officer







