

FINAL NOTICE OF VIOLATION

Date Issued: July 3, 2023

APN: 639241038

Case Number: CODE-23-819

Subject Property: 66396 3RD ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: **MARTIN K. JORJORIAN**
 Mailing Address: **2340 HUNTINGTON DR**
 SAN MARINO , CA 91108

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
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.
8.40.030.D -Abandoned Property-Registration	Out-of-Area Owner or Trustee/Beneficiary. An out-of-area owner, beneficiary, or trustee shall retain a property management company, which shall inspect the property as required by this chapter to determine whether the abandoned or distressed property is in compliance with the requirements of this chapter. The property management company shall maintain a business license with the City.
8.40.040.B.2 -Abandoned Property Minimum Standards	Minimum standards. Properties subject to this chapter shall be maintained as follows: There shall be no weeds, dry brush, dead vegetation, trash, junk, debris and excessive foliage growth that diminishes the value of surrounding properties;
8.40.040.B.6 -Abandoned Property Minimum Standards	Minimum standards. Properties subject to this chapter shall be maintained as follows: Landscaping shall be maintained and kept free of weeds, dry brush, dead vegetation, and excessive foliage growth.
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.2 -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: Exterior doors, windows, and openings must be secured with exterior-grade plywood with minimum thickness of three-fourths inch. Other materials may be used that meet City standards at the discretion of the Code Compliance Manager or designee, provided the materials are painted in a compatible color to the boarded property.

Corrective Actions Required:

Violation Code/Description

Corrective Action

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.

8.40.030.D -Abandoned Property-Registration

Obtain a property management company for the property and provide their informant on the Vacant/Abandoned registration to the City. Maintain any changes of a property management company to the City.

8.40.040.B.2 -Abandoned Property Minimum Standards

There shall be no weeds, dry brush, dead vegetation, trash, junk, debris, and excessive foliage growth that diminishes the value of surrounding properties. Keep the property clean and neat.

8.40.040.B.6 -Abandoned Property Minimum Standards

Landscaping shall be maintained and kept free of weeds, dry brush, dead vegetation, and excessive foliage growth. 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.

8.40.050 Security requirements. -Abandoned Property

Replace all missing windows and doors; otherwise, the property shall comply with subsection B of all boarding requirements and paint to match the property's color. - Boarding is for temporary means only, remove boards and repair/replace a broken window(s)/door(s). Maintain the property secured at all times.

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.2 -Boarding

All boarding requirements shall be exterior-grade plywood no less than 3/4" in thickness and paint to match the property's color.

COMPLIANCE DATE: July 18, 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:

FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

66396 3RD ST

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 639241038

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 3, 2023.

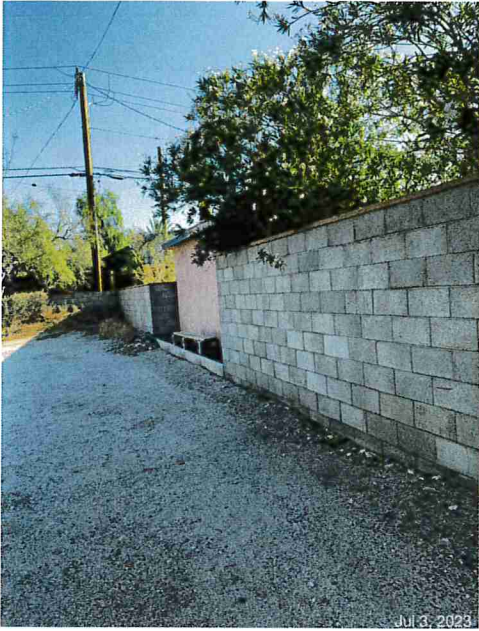

Linda Human
Code Compliance Officer

SERVICE LIST

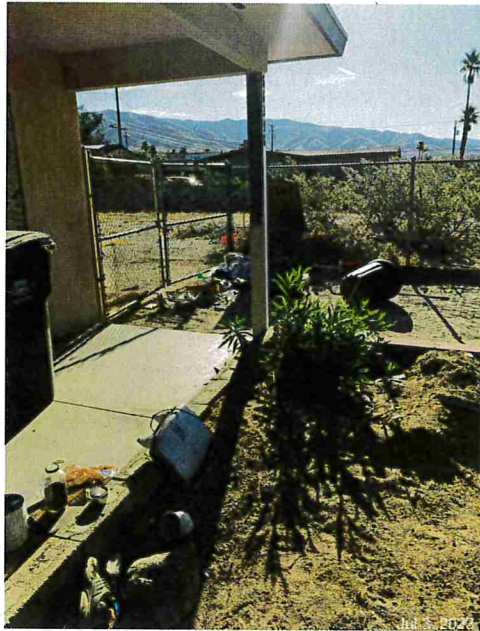
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PARCEL # 639241038

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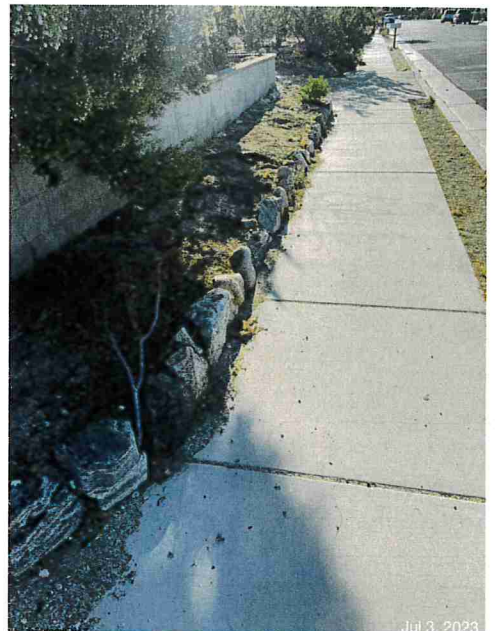
Martin K Jorjorian	10829 W. Edgewood Rd	Beach Park,	IL.	60087
Realty Coach Enterprises Inc	66350 Pierson Blvd.	Desert Hot Springs,	CA.	92240



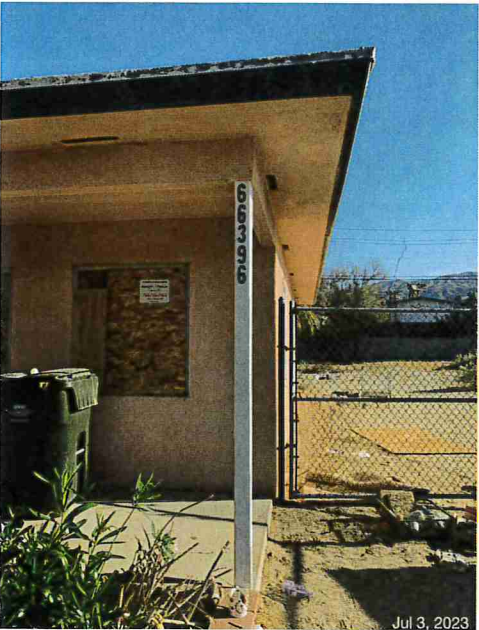
Jul 3, 2023



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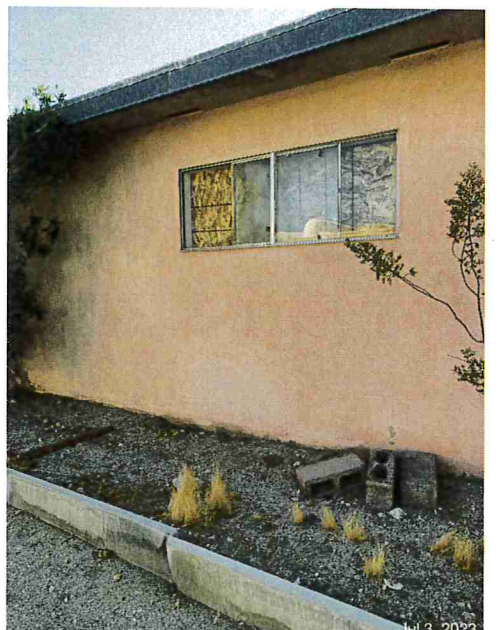
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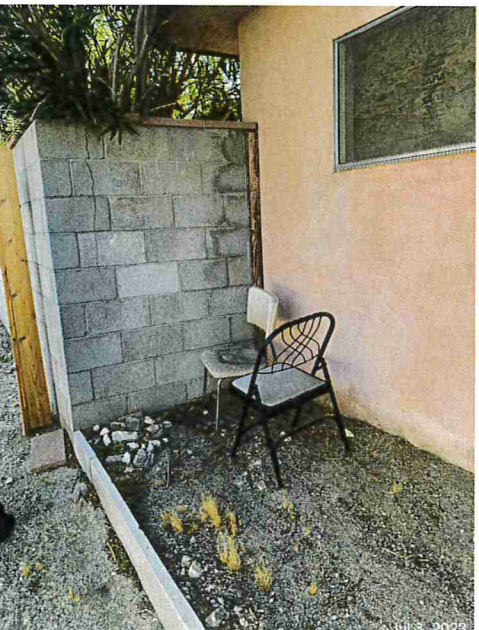
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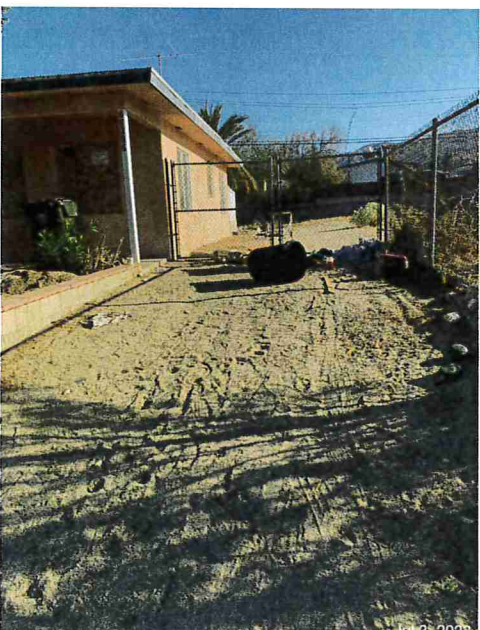
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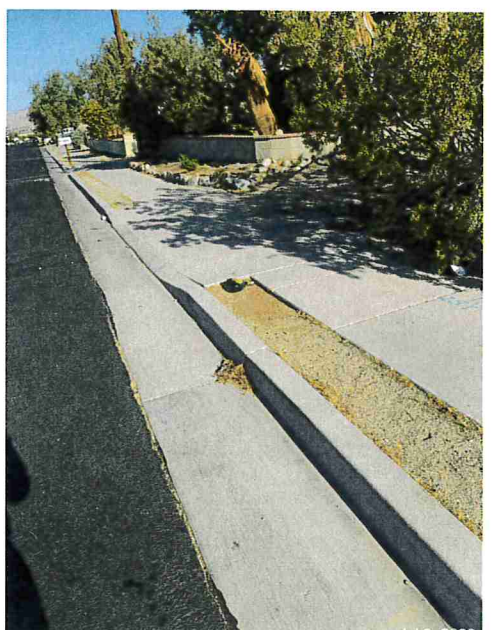
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