

ADMINISTRATIVE CITATION # 28980D

Date Issued: July 20, 2023

APN: 639202041

Case Number: CODE-22-1497

Subject Property: 66396 6TH ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: RIEM KHAIR
Mailing Address: PO BOX 141
 LAKE FOREST , CA 92609-0141

Code Compliance Officer: Linda Human

Email: lhuman@dhspd.com

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

Violation Code/Description	Corrective Action	Fines
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	\$500
8.40.030.E -Abandoned Property-Registration	Select Permits and then scroll to Code Compliance. Select Code Compliance and register under the title Vacant Building Registration. Obtain a local 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.	\$500
8.40.040.A -Maintenance requirements	The "Property" shall comply with all the requirements and maintenance of chapter 8.40	\$0
8.40.040.B.1-Abandoned Property Minimum Standards	Take steps to maintain the property to provide the property's aesthetic, so there is no evidence of vacancy.	\$500
8.40.040.B.2 -Abandoned Property Minimum Standards(vegetation)	Maintain the property free of all weeds, dead plant matter, junk, and debris. Remove weekly any illegal dumping and discarded items on the property. The property is to be maintained clean and neat.	\$500
8.40.040.B.4 -Abandoned Property Minimum Standards	Discard/remove, and properly dispose of any trash and items in public view.	\$500
8.40.040.B.5 -Abandoned Property Minimum Standards	maintain the property free of any graffiti/tagging on the exterior of all structures on the property. The paint shall match all exterior colors. ---RESOLVED---	\$0
8.40.040.B.6 -Abandoned Property Minimum Standards	Maintain all landscaping in public view clean and healthy.	\$500
8.40.040.B.8 - Abandoned Property Minimum Standards	Boarding is for temporary means only, remove boards and repair/replace a broken window(s)/door(s). Maintain the property secured at all times.	\$500
8.40.050 Security requirements. -Abandoned Property	Summit Plans for rehab or demo for the property within 30 days. Maintain the property secured at all times.	\$500
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.	\$500
8.40.065.B.1 -Boarding	All boarding requirements shall be exterior-grade plywood no less than 3/4" in thickness and paint to match the property's color.	\$0
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.	\$0

8.40.065.B.3 -Boarding

Boarding is for temporary means only, remove boards and repair/replace a broken window(s)/door(s). Maintain the property secured at all times.

Submit Plans for rehab or demo for the property within 30 days.

\$500

IPMC 108.1.3 Structure Unfit for Human Occupancy.

The property owner must remove all person(s) and secure the property. The property owner shall submit plans to Desert Hot Springs Planning and Building Departments to demo or rehab the property by obtaining all permits and requirements from the City of Desert Hot Springs. No work is to be conducted without building permits. No person(s) to occupy/live at the location until permits are final, and under the Health & Safety code, the property is habitable.

\$500

Total Fines

\$5500

REINSPECTION DATE: August 22, 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.

If this box is checked the violations listed above are correctable, when the violations have been cured the fines may be waived.

Signature: _____



Code Compliance Officer: Linda Human

CITATION: Desert Hot Springs Municipal Code 4.24.010 provides for the issuance of a citation for Desert Hot Springs Ordinance Violations. This citation permits city personnel to proceed with its Community Preservation efforts in an expedient, efficient and fair manner for purposes of effectively protecting the health and safety of the general public and enhancing the quality of life for the citizens of the city.

TO APPEAL THIS CITATION: Within 21 days of the date of this citation, we must receive a written request for appeal at: *Citation Processing Center, PO Box 7275, Newport Beach, CA 92658-7275*. The request for appeal must include (a) name(s) of each appellant, (b) the citation number, (c) a specific statement of reasons for the appeal along with documents supporting the statement(s), (if any), (d) a check or money order as a deposit for the total penalty amount as shown on the citation, and (e) the signatures of all parties named as appellants and their mailing addresses. Any appeal filed that fails to provide all of the above listed information shall be deemed incomplete, and the right to appeal shall be forfeited. If the appeal is successful, the full penalty amount placed on deposit shall be refunded.

HARDSHIP/WELFARE WAIVER: In the event that you cannot pay the total penalty deposit as required, you must apply for a Hardship/Welfare Waiver. You must still appeal within the 21 days of the date of the citation. You must further provide a written statement specifically addressing why you should be granted a Hardship/Welfare Waiver (for Administrative Review). If APPROVED, your appeal will move forward. If DENIED, you will be notified and you must pay the total penalty amount immediately or you may lose your appeal. **DO NOT ATTEMPT TO EXPLOIT OR ABUSE THIS WAIVER, AS YOU MAY LOSE/FORFEIT YOUR APPEAL.**

HOW TO PAY THE PENALTY AMOUNT: The penalty amount is indicated on the front side of the citation. Prior to receiving an invoice from the Revenue Collector, you may pay by mail. Payment should be made by personal check, cashier's check, or money order payable to the **City of Desert Hot Springs**. Please write the citation number on your check or money order. **DO NOT SEND CASH.**

TO PAY THIS CITATION ELECTRONICALLY: You may pay this citation online via the internet by logging on to WWW.CITATIONPROCESSINGCENTER.COM.

CONSEQUENCES OF FAILURE TO PAY THE PENALTY AMOUNT: The failure of any person to pay the penalty assessed by this citation within the time specified on the citation or on the Revenue Collector's invoice may result in the notification of the State Franchise Tax Board, or the City of Desert Hot Springs pursuing any legal remedies to collect civil penalties. As referenced in Municipal Code 4.24.470 "Special Assessment", The City may also move to recover its costs for any administrative fine, penalty, or fee for violations of this code, whether administratively or judicially imposed. Another Citation may be issued for the same violation(s), if the violation(s) are not corrected, for the same or an increased penalty amount. A criminal citation or an administrative abatement action may also be taken against you.

IF YOU NEED FURTHER CLARIFICATION about payment of this citation, please call **1-800-969-6158**. You may also contact the Code Enforcement Officer listed on the front of this citation to remedy any possible Citations in the future.

GRAFFITI HOTLINE: (760)288-0609

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 20, 2023 , I caused to be served the within document:

ADMINISTRATIVE CITATION AT REAL PROPERTY LOCATED AT

66396 6TH ST

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 639202041

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 20, 2023.


Linda Human
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66396 6TH ST DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 639202041

**RIEM KHAIR
PO BOX 141
LAKE FOREST , CA. 92609-0141**

Riem Khair	15181 Lille Cir	Irvine,	CA.	92604-3169
Riem Khair	4234 Shangri La Rd E	Phoenix,	AZ.	85028-2918









