

FINAL NOTICE OF VIOLATION

Date Issued: July 10, 2023

APN: 639212044

Case Number: CODE-23-845

Subject Property: 66414 4TH ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: EDWARD NAZARIAN
Mailing Address: 8045 LASAINE ST
NORTHRIDGE, CA 91325

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

Section

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.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.

9.16.070.B -Removal of graffiti—Standards for removal.

Graffiti shall be removed or completely covered in a manner that renders it inconspicuous. When graffiti is painted out, the color used to paint it out shall match the original color of the surface, or the entire surface shall be repainted with a new color that is aesthetically compatible with existing colors and architecture. The removal shall not leave shadows and shall not follow the pattern of the graffiti such that letters, design, signs or similar shapes remain apparent on the surface after graffiti markings have been removed. If the area is heavily covered with graffiti, the entire surface shall be repainted. (Prior code § 95.76)

5.04.040.A-General Business License- License Required

There are imposed, upon the businesses, trades, professions, callings and occupations specified in this chapter, license taxes in the amounts hereinafter prescribed. It is unlawful for any person to transact and carry on any business, trade, profession, calling or occupation in the City without first having procured a license from the City to so do or without complying with all applicable provisions of this chapter.

Corrective Actions Required:

Violation Code/Description

Corrective Action

4.16.010.A.3-Public Nuisance-Weeds

Cut and remove all weed growth in the landscape rock ground cover in the front yard.

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.

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

Remove and properly dispose of the accumulated junk and discarded items from the front, side and rear yards of the property.

9.16.070.B -Removal of graffiti—Standards for removal.

Remove all graffiti presents(garage door).

5.04.040.A-General Business License- License Required

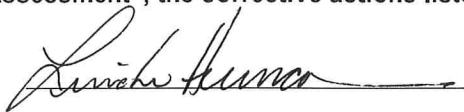
Obtain City Business License for rental property(s) within the City of Desert Hot Springs. Call 760-329-6411 for any questions or obtain a business license on the City web page

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

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:

FINAL NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

66414 4TH ST

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 639212044

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 66414 4TH ST DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 639212044

EDWARD NAZARIAN
8045 LASAINE ST
NORTHRIDGE , CA. 91325

OCCUPANT(S) 66414 4TH ST DESERT HOT SPRINGS, CA. 92240

