

CITY OF DESERT HOT SPRINGS

CODE COMPLIANCE DEPARTMENT



11199 Palm Dr. • Desert Hot Springs • CA • 92240
(760) 329-6411 • www.cityofdhs.org

ADMINISTRATIVE CITATION # 28947D

Date Issued: July 11, 2023

APN: 641104020

Case Number: CODE-23-544

Subject Property: 66658 BUENA VISTA AVE DESERT HOT SPRINGS, CA 92240

Parcel Owner: JOHN RICHARD WELLMAN

Mailing Address: 7144 AVIARA DR
CARLSBAD, CA 92011

Code Compliance Officer: Chauncey Cummings Email: ccummings@dhsdpd.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
4.16.010.A.19.e-Public Nuisance- Visual Blight- Junk/refuse/garbage visible	Must remove all junk, trash and debris from front yard. 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.	\$100
17.48.030.K.1 General regulations.(Vehicle parking)	Must discontinue to park on unpaved surface. Vehicles may only be parked behind the front line of the house, on a paved surface, and screened from view. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.	\$
5.04.040.A-General Business License- License Required	Must secure City license to operate rental unit.	\$
4.16.010.A.2-Public Nuisance- Landscaping	Must Maintain an acceptable landscape. 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.	\$100
		Total Fines \$200

REINSPECTION DATE: July 24, 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: Chauncey Cummings

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 11, 2023 , I caused to be served the within document:

ADMINISTRATIVE CITATION AT REAL PROPERTY LOCATED AT

66658 BUENA VISTA AVE

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 641104020

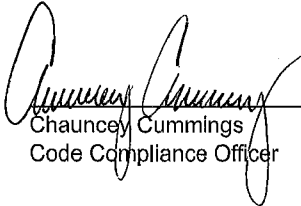
On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

(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 11, 2023.


Chauncey Cummings
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66658 BUENA VISTA AVE DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 641104020

JOHN RICHARD WELLMAN
7144 AVIARA DR
CARLSBAD , CA. 92011

**RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:**
 City of Desert Hot Springs
 Police Department
 Code Compliance Division
 65950 Pierson Boulevard
 Desert Hot Springs, CA 92240
 Ph: (760) 329-6411 x 269
 Fax: (760) 251-6239

OWNERS OF RECORD:

JOHN RICHARD WELLMAN
and Does 1 thru X

CASE NO: CODE-23-544
ADDRESS: 66658 BUENA VISTA AVE
DESERT HOT SPRINGS, CA. 92240
APN: 641104020

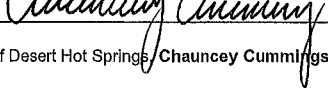
NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

Notice is hereby given to all persons, pursuant to the Desert Hot Springs Municipal Code, Chapter 8, that administrative abatement proceedings have been commenced with respect to the property or land located upon the following described real property in the City of Desert Hot Springs;

that such proceedings are based upon the non-compliance of such structure or land with the requirements of the City of Desert Hot Springs Municipal Code; that every owner of said real property waives their right to hearing on such proceedings unless a proper request is made in the form and within the time prescribed by the code cited; and that failure to comply with the lawful orders of the Building Official, heretofore and hereto after issued relative to the above matter may result in demolition of the offending structure or abatement of the public nuisance and assessment of the costs and expense thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice of Pendency will remain public record until the City of Desert Hot Springs Municipal Code violations and other related codes adopted by the City; have been corrected and all contractor abatement and/or direct costs incurred by the City have been paid and corrections verified by the Code Compliance Division. To verify the existence of lien(s) or amount of abatement costs, you must contact the office of the City of Desert Hot Springs Police Department, Code Compliance Division, 65950 Pierson Blvd., Desert Hot Springs, CA 92240, or by calling Officer **Chauncey Cummings** at (760) 329-6411.

DATE: July 11, 2023

By: 

City of Desert Hot Springs, Chauncey Cummings, Code Compliance Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On July 11, 2023, before me, Vivian Rivera, Notary Public, personally appeared **Chauncey Cummings**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within said instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: 