

CITY OF DESERT HOT SPRINGS

CODE COMPLIANCE DEPARTMENT



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

COURTESY NOTICE OF VIOLATION

Date Issued: June 29, 2023

APN: 644143014

Case Number: CODE-23-1098

Subject Property: 68256 CALLE AZTECA DESERT HOT SPRINGS, CA 92240

Parcel Owner: TOM QUESTER CHAN
Mailing Address: 808 SILVER FIR RD
WALNUT, CA 91789

Code Compliance Officer: Tiyler Messer

Email: tmesser@cityofdhs.org

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.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	The following shall be designated as unlawful acts and public nuisances: Attractive Nuisances. 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 any such premises or property any condition that constitutes an attractive nuisance including, but not limited to, the following: Abandoned, damaged or broken equipment, machinery or household items;
4.16.010.A.6-Public Nuisance-Vehicle Parking	Vehicle Parking. It is unlawful and it shall be a public nuisance for any person owning, leasing, occupying or having charge or possession of any residential premises or residential property in the City to permit on such premises or property any operable vehicle, recreational vehicle, motor home, trailer, camper, camper shell and boat to be parked or stored outside of a garage or carport on an unpaved surface. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director.
17.48.030.K.1 General regulations.(Vehicle parking)	Parking in residential land use districts, shall occur as follows: Motor vehicles are to be parked in areas constructed for vehicles (i.e., garage, carport or paved driveway) and shall not be parked or stored in other portions of the front or side street yard, particularly not on what is commonly referred to as the front lawn (yard). Limitation on Amount of Paved Surface. It shall be unlawful for any person to pave with asphalt, cement or any other impervious surface on portions of the front or side street yard, particularly on what is commonly referred to as the front lawn (yard), in excess of the minimum driveway requirements as specified in Section 17.48.060(E) for providing primary access to the required number of parking spaces as specified in Section 17.48.040. "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	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.
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.

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.23-Public Nuisance- Safety Hazard

Corrective Actions Required:

Violation Code/Description	Corrective Action
4.16.010.A.1.a - Public Nuisance- Abandoned equipment, machinery, or house items	
4.16.010.A.6-Public Nuisance-Vehicle Parking	Parking is only permitted on a paved area. "Paved" means covered by concrete, asphalt, brick, pavers, or a similar material as approved by the Director. Remove all vehicles, boats, and trailers that are parked on a surface that is not paved.
17.48.030.K.1 General regulations.(Vehicle parking)	RV's and trailers and motor 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	All rental property owners in the City of Desert Hot Springs are required to obtain a business license for all owned rental property. Obtain a Business License for this rental property.
4.16.010.A.2-Public Nuisance- Landscaping	The front of the property is void of acceptable ground coverage material. Acceptable landscaping shall include any groundcover, decorative rock, decomposed granite, lawn and/or other material as determined to be acceptable or required by the City's Community Development Director or his or her designee. Install acceptable ground coverage material in all unpaved areas of the property.
4.16.010.A.23-Public Nuisance- Safety Hazard	Install appropriate address numbering on the building so the property is easily identifiable to emergency personal.

COMPLIANCE DATE: July 13, 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: Tiyler Messer

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 June 29, 2023, I caused to be served the within document:

COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT

68256 CALLE AZTECA

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 644143014

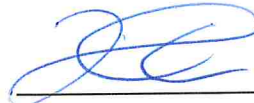
On the parties in this action by placing a true copy thereof in a sealed envelope, each envelope addressed as follows:

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 June 29, 2023.



Tyler Messer
Code Compliance Officer

SERVICE LIST

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 68256 CALLE AZTECA DESERT HOT SPRINGS,
CALIFORNIA 92240
PARCEL # 644143014.**

**TOM QUESTER CHAN
808 SILVER FIR RD
WALNUT , CA. 91789**

Occupant 68256 Calle Azteca Desert Hot Springs , CA. 92240

