

# CITY OF DESERT HOT SPRINGS

CODE COMPLIANCE DIVISION



65950 Pierson Blvd. • Desert Hot Springs • CA • 92240  
(760) 329-6411 • www.cityofdhs.org

## Notice of Public Nuisance & Order to Abate

Date Issued: July 31, 2023

APN: 639022025

Case Number: CODE-21-1046

Subject Property: 66072 14TH ST DESERT HOT SPRINGS, CA 92240

Parcel Owner: DG CERTIFIED LLC - C/O Greg Absouch  
Mailing Address: 7903 Elm Ave APT 109  
Rancho Cucamonga, Ca 92595

Code Compliance Officer: Linda Human

Email: lhuman@dhsdpd.com

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

### Desert Hot Springs Municipal Code Public Nuisance violation(s)

|   |  |  |
|---|--|--|
| 4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure                       | 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 upon any such premises or property any building or structure, or any part thereof, which has been constructed or is maintained in violation of any applicable state or local law or regulation relating to the condition, use or maintenance of such building or structure. | <p><b>Corrective Action</b><br/>Summit engineered plans to the Planning and Building Departments to rehab the house or summit plan to demo. No person(s) shall occupy the property until Building Department gives clearance. Also, provided square footage of all building(s) on the property.<br/>Complaint the permit process for the rebuild or demo the property.</p> |
| IPMC 108.1.1 Unsafe Structures.   | An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of a fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible    | Obtain demo permit(s) for the fire-damaged property.   |
| 8.40.030.A -Inspection, registration and fees. Registration required ( Abandoned Vacant Building) | 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.  | <p>Register the property within ten days of the property becoming vacant. Registration is online at:<br/><a href="http://www.cityofdhs.org">www.cityofdhs.org</a><br/>Select Permits and then scroll to Code Compliance. Select Code Compliance and register under the title Vacant Building Registration.</p>   |
| 8.40.030.E -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.  | 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.   |
| 8.40.040.A -Maintenance requirements  | Maintenance Required. It is unlawful for any owner to maintain any improved property in violation of the provisions of this chapter and all applicable provisions of this code. All vacant buildings shall be maintained in compliance with this chapter.  | The "Property" shall comply with all the requirements and maintenance of chapter 8.40  |
| 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;   | Maintain the property at all times clean and neat and weed free.   |
| 8.40.040.B.5 -Abandoned Property Minimum Standards  | Minimum standards. Properties subject to this chapter shall be maintained as follows: There shall be no graffiti, tagging or similar markings by removal or painting over with an exterior grade paint that matched the color of the exterior of the structure.  | Remove and maintain the property of all graffiti.  |

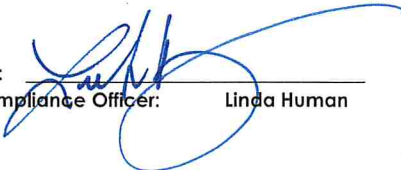
|   |   |  |
|---|---|--|
| 8.40.040.B.6 -Abandoned Property Minimum Standards      | Minimum standards. Properties subject to this chapter shall be maintained as follows: Landscaping shall be maintained and kept free of weeds, dry brush, dead vegetation, and excessive foliage growth.   | Remove any/all dead leaves, branches, and/or other landscape debris present on the property.   |
| 8.40.040.B.8 - Abandoned Property Minimum Standards     | Minimum standards. Properties subject to this chapter shall be maintained as follows: All doors, windows, and other openings shall be secured or boarded in accordance with this chapter.   | Boarding is for temporary means only, remove boards and repair/replace a broken window(s)/door(s). Maintain the property secured at all times.<br><br>Summit Plans for rehab or demo for the property within 30 days.                |
| 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. | 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.  |
| 4.16.010.A.38-Public Nuisance-Municipal Code Violations | It shall be deemed a public nuisance for any member of the public to create, cause, commit, permit or maintain any condition or to perform or cause to be performed any activity prohibited by this municipal code or specifically identified as a public nuisance by the municipal code and/or any applicable statute, rule, code or regulation.   | Maintaining the property in uninhabitable condition and blight under Desert Hot Springs Municipal Code shall be a violation. The property has failed to comply with the Buyers Agreement signed with the City of Desert Hot Springs. |

**Compliance Date: August 15, 2023**

All violations are to be corrected by making the above-referenced repairs by no later than August 15, 2023. If the conditions are not corrected by the compliance date, the City may institute an appropriate legal action or proceeding to cause the correction or abatement of the conditions at your expense.

Pursuant to Desert Hot Springs Municipal Code §4.16.100, you may appeal this notice within ten (10) calendar days from the date of service hereof. A timely and properly filed appeal will result in an administrative appeal hearing. Any appeal not timely filed will be rejected.

In order to avoid assessment of administrative abatement costs and/or other expenses of code enforcement pursuant to Desert Hot Springs Municipal Code §4.24.410 "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 31, 2023 , I caused to be served the within document:

***COURTESY NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT***

***66072 14TH ST***

***DESERT HOT SPRINGS, CALIFORNIA 92240***

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.

X        **(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 31, 2023.

  
Linda Human  
Code Compliance Officer

**SERVICE LIST**

**NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 66072 14TH ST DESERT HOT SPRINGS, CALIFORNIA 92240**  
**PARCEL # 639022025**

DG CERTIFIED LLC - C/O Greg Absouch  
7903 Elm Ave APT 109  
Rancho Cucamonga, Ca. 92595

|               |                                 |           |     |       |
|---------------|---------------------------------|-----------|-----|-------|
| DOUGLAS KANE  | 34611 ALMOND STREET             | WILDOMAR, | CA. | 92595 |
| JIM H BOOTSMA | 3633 INLAND EMPIRE BLVD<br>#645 | ONTARIO,  | CA. | 91764 |





Jul 31, 2023

City of Desert Hot Springs  
65950 Pierson Blvd  
Desert Hot Springs CA 92240

USPS CERTIFIED MAIL



9214 8901 9403 8324 5605 58

JIM H BOOTSMA  
STE 645  
3633 INLAND EMPIRE BLVD  
ONTARIO CA 91764-5924

LH  
Laura Harris  
CODE-21-1046

\$7.4200

City of Desert Hot Springs  
65950 Pierson Blvd  
Desert Hot Springs CA 92240

USPS CERTIFIED MAIL



9214 8901 9403 8324 5604 80

DG CERTIFIED LLC C/O GREG ABSOUCH  
APT 109  
7903 ELM AVE  
RCH CUCAMONGA CA 91730-6873

LH  
Laura Harris  
CODE-21-1046

\$7.4200

City of Desert Hot Springs  
65950 Pierson Blvd  
Desert Hot Springs CA 92240

USPS CERTIFIED MAIL



9214 8901 9403 8324 5605 27

DOUGLAS KANE  
34611 ALMOND ST  
WILDOMAR CA 92595-8807

LH  
Laura Harris  
CODE-21-1046

\$7.4200