

FINAL NOTICE OF VIOLATION

Date Issued: July 10, 2023

APN: 638191013

Case Number: CODE-23-404

Subject Property: 9900 PALM DR DESERT HOT SPRINGS, CA 92240

Parcel Owner: LOUIS DIAFERIO
Mailing Address: 24323 PENNSYLVANIA AVE
LOMITA , CA 90717

Code Compliance Officer: Linda Human

Email: lhuman@dhsdpd.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.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.

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.

17.124.030.C Nonconforming uses

Nonconforming uses are those which lawfully existed prior to the effective date of this Zoning Ordinance, but which are no longer permitted in the land use district in which they are located. The continuance of legal nonconforming uses are subject to the following:

Additional development of any property on which a legal nonconforming use exists shall require that all new uses conform to the provisions of this Zoning Ordinance.

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.

Corrective Actions Required:

Violation Code/Description

4.16.010.A.17-Public Nuisance- Illegal, Nonconforming Building or Structure

4.16.010.A.3-Public Nuisance-Weeds

17.124.030.C Nonconforming uses

8.40.030.A -Inspection, registration and fees. Registration required (Abandoned Vacant Building)

Corrective Action

Obtain permits for the fire-damaged non-conforming building to merge the property with its primary habitable dwelling, erect a primary dwelling structure, or demolish the existing structure. No persons are to occupy the illegally converted structure. Contact the Desert Hot Springs Planning and Building Department for any questions on the use and zoning.

Remove all weeds in the desert landscaping areas. Remove weeds and dead plant matter from the back of the property along the alleyway.

Remove immediately any occupants and vehicles from the illegal nonconforming property. And either merge the property with its primary habitable dwelling, erect a primary dwelling structure, or demolish the existing structure. Contact the Planning Department for any information on the zoning and use of the property.

Register the property within ten days of the property becoming vacant. Registration is online at:

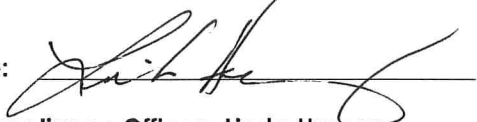
www.cityofdhs.org

Select Permits and then scroll to Code Compliance. Select Code Compliance and register under the title Vacant Building Registration.

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

9900 PALM DR

DESERT HOT SPRINGS, CALIFORNIA 92240

APN 638191013

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 10, 2023.


Linda Human
Code Compliance Officer

SERVICE LIST

NOTICE OF VIOLATION AT REAL PROPERTY LOCATED AT 9900 PALM DR DESERT HOT SPRINGS, CALIFORNIA 92240
PARCEL # 638191013

LOUIS DIAFERIO
24323 PENNSYLVANIA AVE
LOMITA , CA. 90717

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14080 Palm Dr. STE D507

DESERT HOT SPRINGS,

CA.

92240

