

COMPLAINT and INSPECTION REQUEST

COMPLAINT INFORMATION

Location/Address: 12622 Walnut AVE Unit/Suite Number: _____
Business Name: _____
Nature of Complaint: Caller complaint of poor living conditions in the "converted garage" 1st rent is too high (\$1000). Also the two other families in the main house, = No window locks, No heat, No fire wall. (illegal bathroom in garage)
Previous Attempts to Correct Problem: Verbal (Include Contact Dates) Written Request (Provide Copies)
✓ NO

Property Owner	Occupant/Responsible Party
Name: <u>VIOLET M. SIMMONS-WILLIAMSON</u>	_____
Address: <u>25 SNOW APPLE</u>	_____
City/St/Zip: <u>IRVINE, CA 92614</u>	_____
Telephone: () _____	() _____

Complainant Name: Anonymous
Address: _____
City/St/Zip: _____
Telephone: () _____ Ext. _____
Referred By: Code Enf. Housing Auth.
 G.G.F.D. Other _____

Case/File (M) Number: 20150187
Inspector: DIANE
Date Taken: _____
Form Completed By: _____
Degree/Nature of Hazard: IMMEDIATE
 Public Safety Personal Safety

[Signature] by phone
Signature of Complainant

5/19/15
Date

DISPOSITION

Inspection Date: _____ Photos Taken: Investigation Report:
(Attach Copy)
Re-Inspection Required: When: _____ Complaint Closed:
(Schedule Inspection Request)
Comments: _____
Inspector Signature: _____





CITY OF GARDEN GROVE

June 22, 2015

CERTIFIED MAIL

Violet M. Simmons-Williamson
25 Snow Apple
Irvine, CA 92614

Dear Property Owner,

Subject: Property Inspection at 12622 Walnut Ave., Garden Grove, CA 92840

The Community Development Department, Building Services Division, conducts routine inspections and investigates complaints of buildings and structures within the City of Garden Grove so as to assure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health and welfare.

An inspection of your property was conducted on May 26, 2015. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. Garage and attached workshop have been converted into a second unit without Planning Division approval, permits or inspections. Restore single car garage back to original condition and use. Remove kitchen, closet, drywall ceiling, new ceiling joists, unpermitted plumbing and electrical work. Garage door to be operable.
2. Restore workshop at east side of garage back to permitted condition and use.

We are sending this letter to urge you to take immediate action to correct the items above. By first obtaining the appropriate permits for those items identified with an asterisk (*) above, and our subsequent inspection and documentation of your repair work, we can provide you assurance that your structure will remain safe to occupy. With your assistance and cooperation, it is our hope that we can resolve this situation without having to commence a formal abatement process.

Please note that should a formal abatement process become necessary, State law prescribes certain procedures that may add significantly to your overall costs as a landowner. In addition to the possibility of prosecution in civil or criminal courts, we will be required to provide a copy of our "Notice and Order"¹ to all affected tenants and lien holders. We may also file the California State Franchise Tax Board's Notice of Non-Compliance that will temporarily stay your tax benefits as a landowner and we will also record a "Notice of Substandard Building" in the Office of the County Recorder. Finally, we will proceed to recover all costs incurred by the City for the abatement action.

It is our intent to avoid the foregoing process and to minimize any unnecessary costs to you. Please take immediate action to complete the repair work required within the prescribed time frame. I am available to answer any questions you may have or to meet with you as necessary to establish the best solution to the items listed above. Should we not receive a response to this request within **30** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about July 23, 2015.

In conclusion, please contact our office before you begin any repair activity. Our Permit Center staff can assist in answering your questions about the permit process and our building abatement program. They can be reached at (714) 741-5307 and I can be reached at (714) 741-5329. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By: *Diane Belair*
Diane Belair, Building Inspector
Building Abatement Unit

¹ The "Notice and Order" starts the formal abatement process and will be sent only if it is determined that repair work has not been completed in a satisfactory, or timely manner.

12622 WALNUT AVE Garden Grove, CA 92840 [Edit](#)

Inspection Zone	
X	P
Y	11

Address 12622 WALNUT AVE

City Garden Grove

State CA

Zip 92840

Holds 0 holds [Add a new hold](#)**Parcels**

Address	Parcel	Assessor Information	
		Owner	Owner Address
1 12622 WALNUT AVE	09012338	SIMMONS-WILLIAMSON	SIMMONS-WILLIAMSON, VIOLET M TRUST (no street address) GARDEN GROVE, CA 92840

Permits

Permit	Issued	Project Name	Work Description	Phase
1 8459M	None		TYPE: RESIDENTIAL GARAGES COMPLAINT. ROOFING BEING DONE W/O PERMIT	unknown
2 11-0880	Apr 14, 2011		UPGRADE ELECTRICAL PANEL	Finalled (Closed)
3 43253	Jun 25, 1998		TYPE: REPAIRS. PERMIT 1/2 BATH IN SINGLE CAR GARAGE.	Finalled (Closed)
4 43254	Jun 25, 1998		TYPE: PLUMBING. PLBG FOR 1/2 BATH IN GARAGE.	Finalled (Closed)
5 34103	Jul 10, 1996		TYPE: PLUMBING. WATER HEATER	Finalled (Closed)
6 28017	Apr 25, 1995		TYPE: DWELLING ADDITIONS & ALTERATIONS. BEDROOM EXTENTION (REVISION TO BUILD PERMIT #22147)	Finalled (Closed)
7 22147	Jan 12, 1994		TYPE: DWELLING ADDITIONS & ALTERATIONS. ADD 58 SF LAUNDRY RM TO EXIST RESIDENCE & ADD 161SF WORKSHOP TO EXIST GARAGE	Finalled (Closed)
8 22148	Jan 12, 1994		TYPE: ELECTRIC.	Finalled (Closed)
9 22149	Jan 12, 1994		TYPE: PLUMBING.	Finalled (Closed)
10 082815A	Jan 01, 1979		TYPE: ELECTRIC.	Finalled (Closed)
11 089989A	Jan 01, 1979		TYPE: PLUMBING.	Finalled (Closed)

Applications

No applications found for this location.

Assessor Info



General Information: 714-741-5307

CITY OF GARDEN GROVE - DEVELOPMENT SERVICES DEPARTMENT

Inspection Requests: 714-741-5332

PERMIT (PAGE 2 of 2)

PROJECT/SITE/BUILDING DESCRIPTION

JOB Address : 12622 WALNUT AVE
 Suite :
 PERMIT NO. : 43253
 Permit Type : BUILDING
 Type : B33
 REPAIRS
 Owner : WILLIAMSON, CHARLES & VIOLET
 Applicant : OWNER
 Appl Address : 12622 WALNUT AVE
 Phone :
 Insp Dist : P11
 Date : 06/25/98
 Parcel No : 09012338

Value : 1000
 Floor area : 0

PROPOSED WORK:

PERMIT ~~1/2 BATH IN SINGLE CAR GARAGE.~~

*RES PRS. CONVERTED
 GARAGE TO
 ORIGINAL USE -
 AS GARAGE
 FEES*

111 32509 Plan Check	1	
111 32410 Permit	1	39.53
111 32401 Issuance	1	30.00
111 32429 Strong Motion Fee (R)	1	.50
942 22130 General Plan	1	2.50
080 32550 Cultural Arts	1	1.25
TOTAL		73.78

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Pre Inspect	_____	_____
Foundation	_____	_____
Concrete Floor	_____	_____
Reinforcing	_____	_____
Masonry	_____	_____
Roof Shtg	_____	_____
Rough Frame	_____	_____
Insul / Energy	_____	_____
Drywall	_____	_____
Lath	_____	_____
Plas. Brown Ct.	_____	_____
Landscaping	_____	_____
Pre Gunite	_____	_____
Pre Deck	_____	_____
Pre Plaster	_____	_____

COPY

Planning Final _____
 Bldg Final 7/7/98 *[Signature]*
 Utility Notified _____

AUTHORIZATION

Issued By: _____ Date _____

DECLARATION

I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.

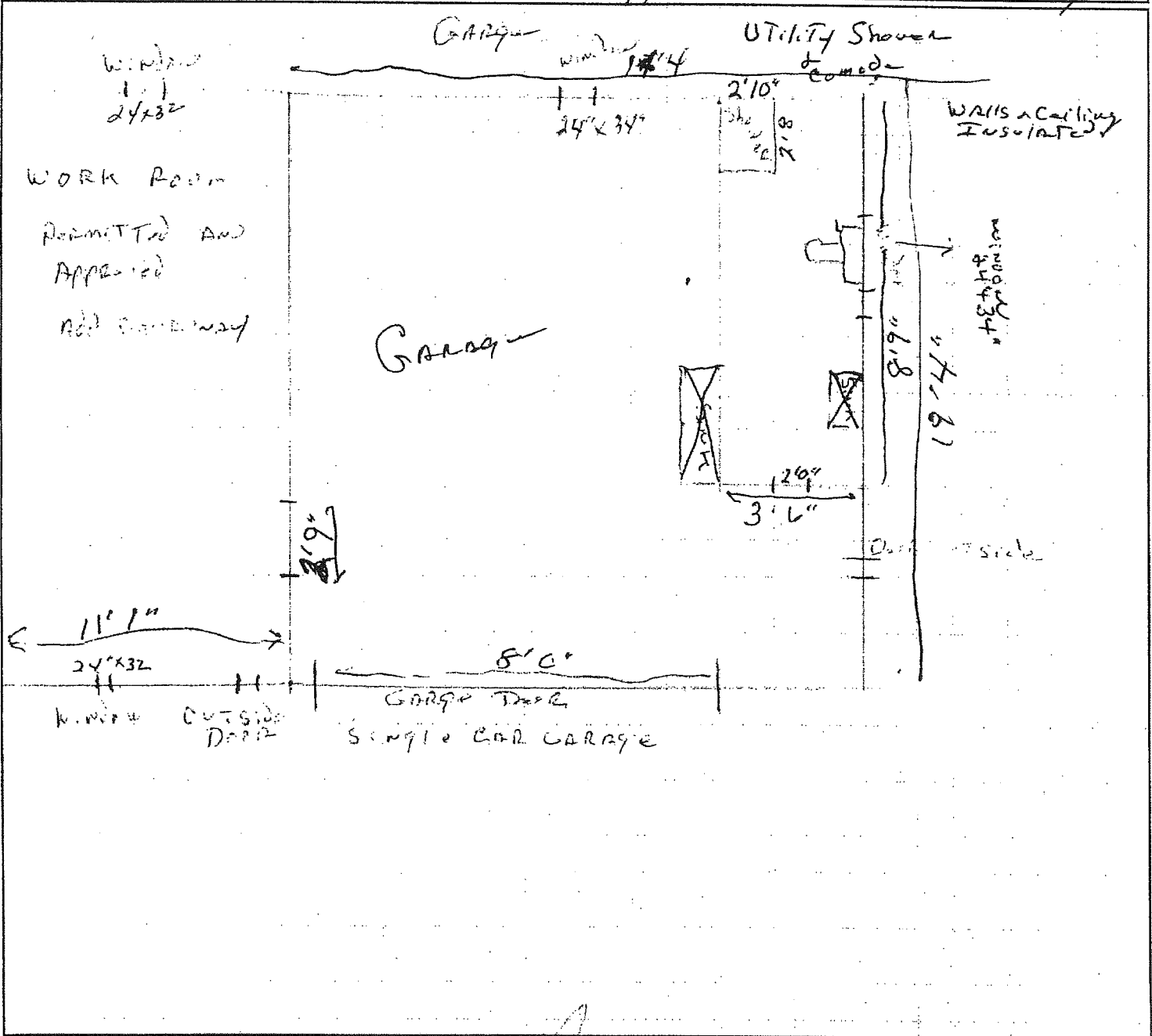
Applicant's Signature _____
 Print Name _____ Date _____

Plot Plan Form

Planning Action: <u>Approved</u>	Zone: <u>R-1</u>	Coverage:
Approved By: <u>AK GK</u>	Date: <u>6-25-98</u>	Increase:
Remarks: <u>Permit for building/going violations</u>		

Job Address: <u>12622 Walnut Ave</u>	Permit No.: <u>43253</u>
Assessor Parcel No.: <u>0901233B</u>	Tract & Lot #:
Occupancy:	Const. Type:
Value: <u>1000</u>	
<input type="checkbox"/> New <input type="checkbox"/> Alter <input checked="" type="checkbox"/> Add <input type="checkbox"/> Repair <input type="checkbox"/> Demo	

Job Description: Approve Shower, Toilet, Sink & Comode That was built prior to my purchasing property. Glen Krigger & Matt Fortal visited and agree to let it be in the garage. Down way be added to permit of Room Addition built and permitted and approved. Supplement to permit for Down way.



I certify the information hereon is complete & correct.

Charles C. Williamson
Owner's Name (print)

Charles C. Williamson
Signature (owner/agent)

6-2-98
Date