



# CITY OF GARDEN GROVE

*9-24-13 FILED LIEN ON PROPERTY*

August 21, 2013

CERTIFIED MAIL

Trung Q. Nguyen  
12191 Homestead Pl.  
Garden Grove, CA 92840

RE: Notice and Order of Building Official to Repair Substandard Building  
Location: 12191 Homestead Pl., Garden Grove

Name of Owner(s) of Record: Trung Q. Nguyen  
Address of Record Owner(s): 12191 Homestead Pl.  
Garden Grove, CA 92840

The Community Development Department, Building Services Division makes routine inspections of buildings and structures within the City of Garden Grove that seek to ensure 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, safety and welfare.

An inspection of the property at 12191 Homestead Pl., which our records indicate is owned or controlled by you, was made on or about May 30, 2013, by the City of Garden Grove, Building Services Division. This inspection disclosed that violations of the California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, International Property Maintenance Code, and the Garden Grove Municipal Code, exist to such an extent that the building or structure endangers the public health, safety and welfare.

THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT MAY 30, 2013, AT THE SUBJECT PROPERTY AND MUST BE REPAIRED, REPLACED OR REMOVED AS APPROPRIATE TO BRING THE STRUCTURE INTO COMPLIANCE WITH THE ABOVE REFERENCED CODES. PERMITS MUST BE ISSUED FOR THOSE ITEMS NOTED WITH AN ASTERISK (\*).

*2-20-14 E.* \*Water heater has been relocated to rear of residence without Planning Division approval, permits or inspections. Submit a

*PERMIT  
14-0295  
FINISHED*

plan, obtain a plumbing permit and call for inspections or relocate to original location. 2010 CPC

2. Remove unpermitted exterior door and repair exterior wall. 2010 CRC, IPMC 108.1.3, 108.1.4, 108.5 (8)
3. Change out of windows requires permits and inspections. Submit a plan, obtain a building permit and call for inspections. 2010 CRC, IPMC 108.1.3, 108.1.4, 108.5 (8)
4. Remove outdoor kitchen and plumbing for kitchen sink. 2010 CPC

# 140285  
2-20-14

The conditions listed above have been found to create a hazard to life, limb, health, property, safety or welfare of the public and occupants thereof and are hereby declared to be dangerous and a public nuisance in accordance with HSC 17920.3 AND IPMC Sec 108 respectively.

YOU ARE ORDERED TO:

REPAIR/RESTORE:

Permits shall be obtained for those corrections noted with an asterisk (\*) above and repair work of all corrections shall commence not later than 20 days from the date of this notice. Repair work shall continue to progress in a timely manner, be completed and all inspections approved by this office not later than 5 PM, September 18, 2013. Permits may be obtained at the Permit Center, located on the first floor of the City Hall. Our counter personnel are available to assist you.

Repair work not commenced within the time specified may result in the following actions:

- The Building Official may order the building vacated and posted to prevent further occupancy until the repair work is completed.
- The Building Official may proceed to cause the work to be done and charge the costs thereof against the property or the owner.

**PROCEDURE AND CONSEQUENCES FOR NONCOMPLIANCE:** Should the deadlines above expire, we will conduct a reinspection of the property on or about the date of expiration established above. If it is determined that the above substandard conditions, or any portion thereof, continue to exist, we will have no choice but to proceed with the following:

1. The matter may be sent to the City Attorney's office for criminal prosecution. Each day of violation may constitute a separate misdemeanor, the penalty for which is \$500 and a

maximum of six (6) months in jail for each violation. Reference GGMC §1.04.010.

2. The Building Official may file a "Certificate of Dangerous Building" with County Recorder which certifies that the property is substandard. NOTE: A check for \$11.00, made payable to the Orange County Recorders Office, must be provided to the Building Service Division after completion and inspection approval of the substandard conditions, in order to release this certificate.
3. In accordance with State law, the City will file a "Notice of Noncompliance" (on substandard rental housing and/or on vacant structures) with the State Franchise Tax Board and the Orange County Recorder's office. Such Notice may result in the denial of State income tax deductions claimed for interest, taxes, depreciation or amortization paid or income in the taxable year with respect to such substandard rental housing.
4. Civil Abatement: In addition to the aforementioned consequences, the building official may commence civil abatement proceedings against you. The purpose of this action is to cause the repair of the building. Through a civil abatement action, among other remedies the City may seek to permanently enjoin you from maintaining the property in a substandard condition; the City may seek to obtain an order compelling you to provide or pay relocation benefits to each tenant displaced during the repair of the building; and, the City may seek to obtain an order requiring you to pay all reasonable and actual costs incurred by the City in conjunction with the action, including but not limited to attorneys fees and costs, and the issuance of an Administrative Citation with a fine of up to \$1000. (California Health and Safety Code section 17980.7).

This letter constitutes your notice and order to repair the building at 12191 Homestead Pl., Garden Grove. All necessary permits shall be obtained and repairs completed as specified above.

You may appeal this Notice and Order to the Garden Grove Administrative Board of Appeals by filing a written appeal within twenty (20) days of the date of this notice and order. Forms for appeal may be obtained from the City Clerk's Office in the City Hall. Failure to appeal shall constitute a waiver of any and all rights.

Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

We sincerely solicit your cooperation in correcting these substandard conditions. If we can provide further information or assistance, please contact Diane Belair at (714) 741-5329 or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community Development Department  
SUSAN EMERY, Community Development Director

A handwritten signature in black ink, appearing to read 'Bill Tewfik', with a long horizontal flourish extending to the right.

Bill Tewfik  
Building Official

INSPECTION (20130118)