



Code Enforcement System

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Wednesday, August 05, 2015

Address or Case #:

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Case#	Address	RD	Officer	Recv On	Viol.	NOV On	Closed On
161439	10952 ALLEN DR	113	Cramer	05/08/14	04.1,07.1	05/12/14	
160012	10952 ALLEN DR	113	Cramer	10/11/13	01,04.1,...	10/15/13	04/21/14
154974	10952 ALLEN DR	113	Cramer	05/07/12	04.1,07....	10/30/12	02/04/13
136326	10952 ALLEN DR	113	Hernandez	01/12/09	07.1		01/19/09
131380	10952 ALLEN DR	113	Hernandez	05/20/08	07.9		09/23/08
128753	10952 ALLEN DR	113	Hernandez	02/19/08	07.1		03/04/08
125587	10952 ALLEN DR	113	Hernandez	08/20/07	07.9		10/31/07
122505	10952 ALLEN DR	113	Hernandez	03/19/07	07.1		10/31/07
121726	10952 ALLEN DR	113	Hernandez	02/01/07	07.9		02/26/07
121725	10952 ALLEN DR	113	Hernandez	02/01/07	07.1		02/26/07
121724	10952 ALLEN DR	113	Hernandez	02/01/07	04.1		02/26/07
119511	10952 ALLEN DR	113	Cramer	08/01/06	07.9		11/02/06
118474	10952 ALLEN DR	113	Cramer	05/03/06	07.1		11/02/06



CITY OF GARDEN GROVE, CALIFORNIA
11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842
Community Development Department
Code Enforcement Division
Complaint and Inspection Report

Address of Complaint or Violation: 10952 Allen RD# 113

Date Received: 1-12-09 Time Received: Proactive Reactive

Violation Code:

- | | | |
|---|--|--|
| <input type="checkbox"/> 01 Inoperative Vehicle | <input type="checkbox"/> 10.3 Swimming Pool Fence / Gate | <input type="checkbox"/> 16.3 Temporary Advertising Devices / No Days Left |
| <input type="checkbox"/> 02 Commercial Vehicle | <input type="checkbox"/> 10.4 No Address Visible | <input type="checkbox"/> 18 Commercial / Industrial Miscellaneous |
| <input type="checkbox"/> 03 Parking on the Unpaved | <input type="checkbox"/> 11.1 Portable Sign | <input type="checkbox"/> 18.1 No B.O.T.C. |
| <input type="checkbox"/> 04.1 Storage of Debris | <input type="checkbox"/> 11.4 Window Display Area | <input type="checkbox"/> 19 Living in a Commercial or Industrial Business |
| <input type="checkbox"/> 05 Business in Residential | <input type="checkbox"/> 11.8 Vehicle Sign | <input type="checkbox"/> 20.1 4 Dogs / Cats Allowed |
| <input type="checkbox"/> 05.1 Auto Repair in Residential | <input type="checkbox"/> 12 Commercial Vehicle Storage | <input type="checkbox"/> 20.2 Chickens / Rabbits / Roosters / Birds |
| <input type="checkbox"/> 06 Noise Violation | <input type="checkbox"/> 12.1 Comm/Recreational Veh. Storage | <input type="checkbox"/> 20.3 Pigeons / Parakeets |
| <input checked="" type="checkbox"/> 07.1 Overgrown Vegetation | <input type="checkbox"/> 13.1 Inop's on Commercial Prop. | <input type="checkbox"/> 20.5 No Roosters Allowed |
| <input type="checkbox"/> 07.2 Trash Containers Left Out | <input type="checkbox"/> 13.2 Inop's Screened on Industrial Prop. | <input type="checkbox"/> 21 Display of Vehicle(s) For Sale Prohibited |
| <input type="checkbox"/> 07.7 Maintenance of Trash Areas | <input type="checkbox"/> 13.3 Debris/Comm/ Ind. Trash Areas | <input type="checkbox"/> 22 Non-permitted Land Use |
| <input type="checkbox"/> 08 Garage Sale | <input type="checkbox"/> 13.4 Comm. / Ind. Landscape Maintenance | <input type="checkbox"/> 23 Uniform Building Code Violation(s) |
| <input type="checkbox"/> 08.1 Garage Sale / No days left | <input type="checkbox"/> 13.5 Trash area Maint. Abandoned Furniture | <input type="checkbox"/> 24 Unsecured Building |
| <input type="checkbox"/> 08.2 Garage Sale in R-3 Zone | <input type="checkbox"/> 14.1 Non-permitted Comm. Storage /Use Outside | <input type="checkbox"/> 25 Live Entertainment |
| <input type="checkbox"/> 09.1 Living in a Vehicle | <input type="checkbox"/> 14.2 Outside Storage Comm. Parking Areas | <input type="checkbox"/> 26 Live Entertainment / C.U.P. Revocation |
| <input type="checkbox"/> 09.2 Living in a Garage or Shed | <input type="checkbox"/> 14.3 Screening of Outdoor Storage Required | <input type="checkbox"/> 27 Yard Setback |
| <input type="checkbox"/> 10.1 Front Yard Fence Height | <input type="checkbox"/> 16.1 Temp. Advertising Devices Permit Required | <input type="checkbox"/> Miscellaneous |
| <input type="checkbox"/> 10.2 Corner Clearance | <input type="checkbox"/> 16.2 Outdoor Disp. Of Merchandise Permit required | |

Explanation of Violation / Complaint:

og curbside

Property / Business Owner Information: A.P.# Zone:

Property Owner: Phone#: ()

Address:

Resident Name: Phone#: ()

Business Name: Bus.Lic.#

Business Owner Name: Phone#: ()

Address:

Infraction Citation Issued Misdemeanor Citation Issued Referred To City Attorney Clear Date: 1-19-09

N.O.V. Date: Re-inspection Date:

Received By: Ralph Hernandez Inspected / Handled By:

RB 1-11-09



CITY OF GARDEN GROVE POLICE DEPARTMENT

A NATIONALLY
ACCREDITED LAW
ENFORCEMENT
AGENCY

JOSEPH M. POLISAR
CHIEF OF POLICE

January 12, 2009

MARTY BRYANT
10952 ALLEN DR
GARDEN GROVE, CA 92840

Subject: 10952 ALLEN DR

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problem(s).

Overgrown or dead trees, shrubbery, or grass affects the aesthetics of a neighborhood and is considered an eyesore by many citizens. When vegetation is dead or overgrown it can become a fire hazard as well and may harbor insects, rats, or other nuisances. Grass higher than 8 inches or weeds higher than 18 inches are considered overgrown. **You are hereby required to remove any dead or overgrown vegetation or trees, mow and maintain the lawn, and mow/edge the sidewalk or curblane. (GGMC 9.24.200(B)(6))**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed **within 7 day(s) from the date of this notice**. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5353. Monday through Thursday.

Ralph Hernandez
Code Enforcement Officer



CITY OF GARDEN GROVE POLICE DEPARTMENT

A NATIONALLY
ACCREDITED LAW
ENFORCEMENT
AGENCY

JOSEPH M. POLISAR
CHIEF OF POLICE

January 12, 2009

MARTY BRYANT
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Ralph Hernandez
Code Enforcement Officer



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

**Community Development Department
Code Enforcement Division
Complaint and Inspection Report**

CASE# 154974

10952 ALLEN DR - R1

Proactive Report

Inspector: Rita Cramer **RD#** 113

Date/Time: 05/07/12 - 12:20 PM **N.O.V Date:** 10/30/12

Reinspection: **Closed Date:** 02/04/13

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

- 04.1 Storage of Debris
- 07.2 Trash Containers Left Out
- 07.9 Landscape Maintenance

EXPLANATION OF VIOLATION / COMPLAINT:

Brown and overgrown lawn with visible paper debris in front yard and parkway.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: ELLEN L BRYANT, TR **Phone #:** None.
Address: 10952 ALLEN ST , GARDEN GROVE, CA 92840-3219

Water Account#: 253320030
Name: MARTY BRYANT **Phone #:**
Address: 10952 ALLEN DR, GARDEN GROVE, CA, 92840

Inspection Report

02/04/13 - 10:32 AM

Rita Cramer

Thurs, 1-24 2:45 p.m. - Greening up in areas. Close.

10/30/12 - 09:25 AM

Rita Cramer

Sent Notice of Invoice along with Invoice #6282-13-I, \$70.00 for continued non-compliance I observed on October 25, 2012.

10/30/12 - 09:19 AM

Rita Cramer

Thurs, 10-25 1:40 p.m. - Property appears unchanged, front yard lawn is brown, overgrown with tall dead weeds with large areas of just dirt.

10/01/12 - 08:13 AM

Rita Cramer

Sent Final Notice.

09/20/12 - 01:36 PM

Rita Cramer

Thurs, 9-20 10:32 a.m. - Unchanged, front yard still lawn is completely brown and all vegetation appears dead.

09/06/12 - 07:17 AM

Rita Cramer

Tues, 9-4 11:36 a.m. - Unchanged. Front yard lawn still appears brown and dead.

08/20/12 - 08:18 AM

Rita Cramer

I received a call from Marty Bryant, said he will be getting the money this week to start redoing the front lawn. Was supposed to happen last week, but there was a problem with the signature card.

08/06/12 - 08:41 AM

Rita Cramer

Voice mail message left on Thursday, 8-2 at 4:33 p.m. from Marty Bryant,

I spoke with Mr Bryant this morning and he said he has been unemployed since October and does not have unemployment insurance. Said the water was turned off a month ago and he is hoping to have a check this week to turn it back on so he can water the lawn.

08/01/12 - 12:45 PM

Rita Cramer

I attempted to call the phone number under the listed water customer account,

I reached a recording stating 'number has been disconnected or is no longer in service'.

08/01/12 - 12:34 PM

Rita Cramer

Mon, 7-30 2:28 p.m. - Unchanged, front yard lawn still appears brown and dead.

07/09/12 - 01:22 PM

Rita Cramer

Sent 2nd NOV.

07/05/12 - 11:13 AM

Rita Cramer

Thurs, 7-5 9:28 a.m. - Unchanged, front yard lawn still appears brown and dead. Two trash cans in front of garage.

05/08/12 - 01:18 PM

Rita Cramer

Sent 1st NOV.



CITY OF GARDEN GROVE

May 08, 2012

ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

Subject: **Municipal Code Violations at 10952 ALLEN DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation. (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 5:00 p.m Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer





CITY OF GARDEN GROVE

May 08, 2012

MARTY BRYANT
10952 ALLEN DR
GARDEN GROVE, CA, 92840

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

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Rita Cramer
Code Enforcement Officer





SECOND NOTICE OF VIOLATION

July 09, 2012

ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor
Steven R. Jones
Mayor Pro Tem
Christopher V. Phan
Council Member
Phat Bui
Council Member
Kris Beard
Council Member

Subject: Municipal Code Violations at 10952 ALLEN DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. A re-inspection has confirmed these conditions still exist on your property.

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. **You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation.** (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. **You are hereby required to store your trash containers in your back or side yard areas or in your garage.** (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **14 days** from the date of this notice. Failure to correct the above violation may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are Monday through Friday from 7:00 am to 5:00 pm. City Hall closed every other Friday

Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer





FINAL NOTICE OF VIOLATION

October 01, 2012

ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

Subject: Municipal Code Violations at 10952 ALLEN DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. A re-inspection has confirmed these conditions still exist on your property.

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. **You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation.** (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

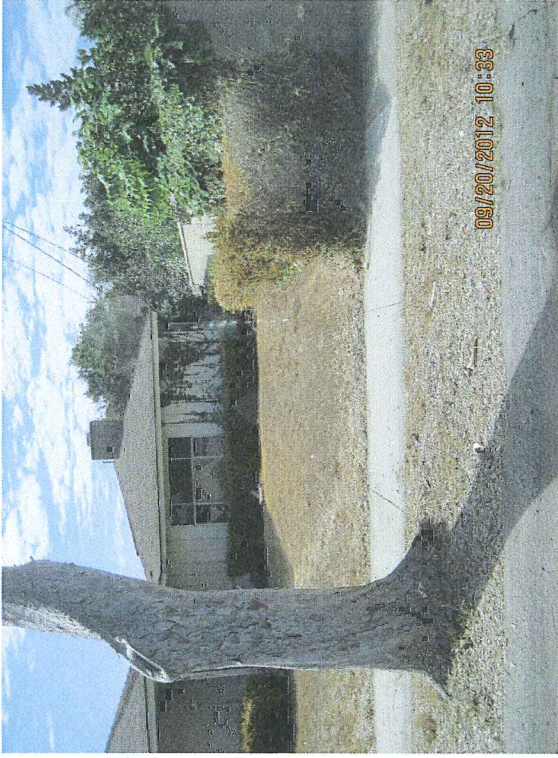
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **14 days** from the date of this notice. Failure to correct the above violation may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

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If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer





FINAL NOTICE OF VIOLATION

October 01, 2012

MARTY BRYANT
10952 ALLEN DR
GARDEN GROVE, CA, 92840

Bao Nguyen
Mayor
Steven R. Jones
Mayor Pro Tem
Christopher V. Phan
Council Member
Phat Bui
Council Member
Kris Beard
Council Member

Subject: Municipal Code Violations at 10952 ALLEN DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. A re-inspection has confirmed these conditions still exist on your property.

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. **You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation.** (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

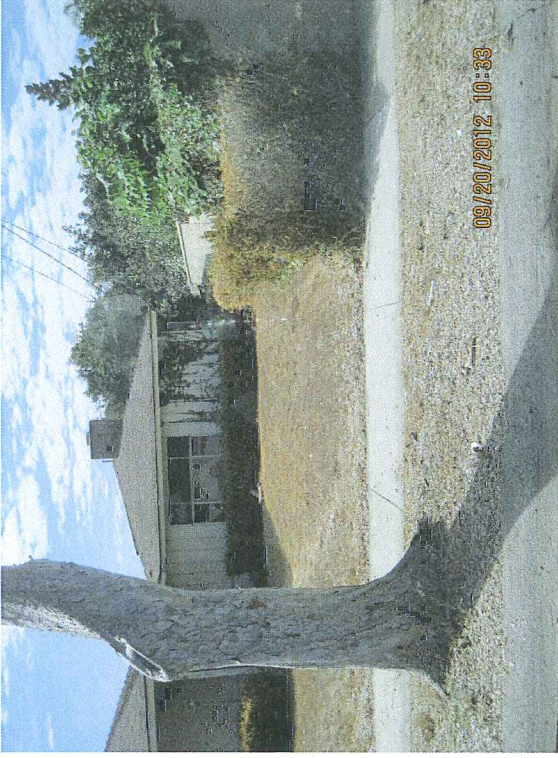
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Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer





NOTICE OF INVOICE

October 30, 2012

ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor
Steven R. Jones
Mayor Pro Tem
Christopher V. Phan
Council Member
Phat Bui
Council Member
Kris Beard
Council Member

Subject: Municipal Code Violations at 10952 ALLEN DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations: **GGMC 9.08.040.080(A)(4)(6) -- Landscape maintenance required; and, GGMC 9.32.200(B)(6) - - Dead vegetation prohibited. A re-inspection has confirmed the above listed violations.**

You are receiving an invoice for **\$70.00** for an re-inspection conducted on October 25, 2012. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a continual basis. Landscaping in the front yard shall cover no less than fifty percent of that yard and shall be provided in all areas not covered by buildings, structures, patios or driveways.

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. **You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation.** (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.32.200(B)(6))

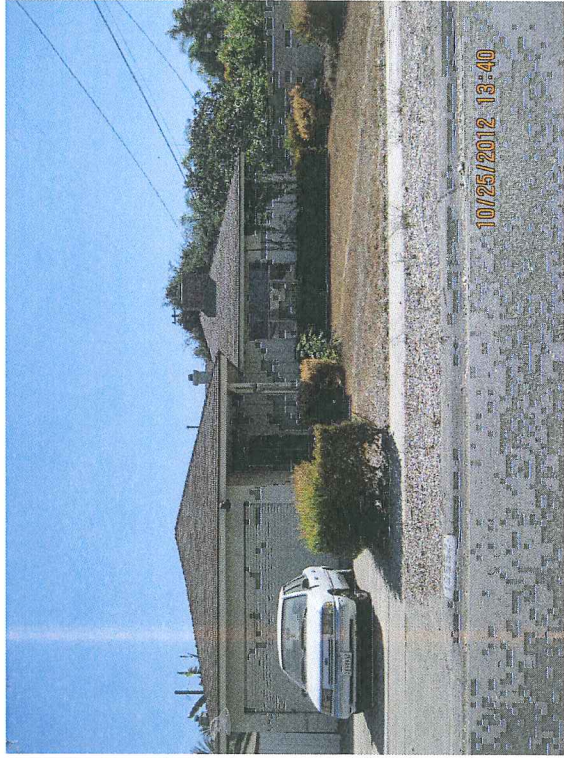
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Rita Cramer
Code Enforcement Officer

Attachment: Invoice #6282-13-I

10952 ALLEN DR
Rita Cramer



INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

10/30/12



ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

INVOICE #

6282-13-I

111--32284--- 70.00

TOTAL AMOUNT DUE: \$70.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
10952 ALLEN DR, GARDEN GROVE, CA 92840 AS FOLLOWS :
FIRST REINSPECTION ON 10/25/12

70.00

TOTAL AMOUNT DUE BY 12/03/12:

\$70.00

If you have any questions regarding this invoice, contact
Rita Cramer at (714) 741-5350.

ORIGINAL
PLEASE RETURN COPY WITH REMITTANCE

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

10/30/12



ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

INVOICE #

6282-13-I

111--32284--- 70.00

TOTAL AMOUNT DUE: \$70.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
10952 ALLEN DR, GARDEN GROVE, CA 92840 AS FOLLOWS :
FIRST REINSPECTION ON 10/25/12

70.00

TOTAL AMOUNT DUE BY 12/03/12:

\$70.00

If you have any questions regarding this invoice, contact
Rita Cramer at (714) 741-5350.

COPY

PLEASE RETURN THIS COPY WITH REMITTANCE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

Community Development Department Code Enforcement Division Complaint and Inspection Report

CASE# 160012

10952 ALLEN DR - R1

Reactive Report

Inspector: Rita Cramer **RD#** 113

Date/Time: 10/11/13 - 03:34 PM **N.O.V Date:** 10/15/13

Reinspection: **Closed Date:** 04/21/14

Referred to N.I.:

COMPLAINING PARTIES

Name: Female - no name left **Phone:**

Address: not given

VIOLATION CODE:

- 01 Inoperative Vehicle
- 04.1 Storage of Debris
- 07.9 Landscape Maintenance

EXPLANATION OF VIOLATION / COMPLAINT:

Property is not being lived in. The owner, he passed away a few months back. Now there are cardboard boxes and paper debris in the yard, yard is dead, not being maintained.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: ELLEN L BRYANT, TR **Phone #:** None.
Address: 10952 ALLEN ST , GARDEN GROVE, CA 92840-3219

Property Owner: ELLEN L BRYANT **Phone #:**
Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219

Water Account#: 253320030

Name: MARTY BRYANT **Phone #:**
Address: 10952 ALLEN DR, GARDEN GROVE, CA, 92840-3219

Business Name: HIGH IMPACT PRODUCTIONS/ROCK **Bus Lic#:** 145064
SOLID VIDEO PROD

Bus Owner: MARTY R BRYANT **Phone #:** None.
Address: 10952 ALLEN DR, GARDEN GROVE, CA 92840

Inspection Report

04/21/14 - 07:20 AM

Rita Cramer

Weds, 4-9 1:57 p.m. - No debris in front yard, lawn is mowed and greening up some. Clear, close.

02/24/14 - 02:08 PM

Rita Cramer

Thurs, 2-20 9:48 a.m. - No debris in front yard. Blue Ford pick-up truck with partial California license plate of 5S711 parked on street partially blocking driveway of this residence.

02/12/14 - 11:27 AM

Rita Cramer

Per e-mails below, requested to close all active dead lawn cases: Zimbura ritac@ci.garden-grove.ca.us Fwd: Water use From : Allison Mills Subject : Fwd: Water use To : Julie Ashleigh , Rita Cramer , Ralph Hernandez Tue, Feb 11, 2014 10:23 AM Attachment1 attachment See below. Go ahead and close all your dead lawn cases. Not sure who has Mr. Luong's case, but his e-mail and my response are below. Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139

----- From: "Maria Stipe" To: "Allison Mills" Sent: Tuesday, February 11, 2014 10:07:50 AM Subject: Fwd: Water use Hi Allison, The State drought was discussed during last week's Central Management meeting and it was determined that during the state of emergency period, code enforcement officers would be asked not to issue citations for browning lawns. (The attached Manager's Memo on the subject will go out to the Council this week.) Public Works will also be providing information about the drought state of emergency along with water conservation tips in the next water bill insert.

01/16/14 - 12:44 PM

Rita Cramer

Weds, 1-15 1:18 p.m. - Front yard and porch area cleared of all debris, including furniture and papers. All overgrowth removed along perimeter of yard and from along the front planter area of the residence.

01/13/14 - 08:17 AM

Rita Cramer

Voice mail message from Michael Carr on Fri, 1-10 at 10:26 a.m. - Said he received a call back from his attorney and will get someone out to clean up the front yard but not until January 20. Second voice mail message from Michael Carr on Fri, 1-10 at 11:04 a.m. said someone will come out to clean up the front yard on Saturday, 1-11.

01/09/14 - 11:02 AM

Rita Cramer

I returned call to Michael Carr. He said he was named as the Executor of the Estate, but that Marty Bryant's sister, Anne Orr(spelling?) has been fighting him saying the will is invalid which names Michael as partial beneficiary but some to either the sister or other persons, but he would not elaborate. Michael did not have paperwork by him at the time and could not provide me with the spelling of Ann's name. He said she has somehow advised him (although they have never spoken either over the phone or in persons) that there is a Restraining Order which prohibits him from entering or altering the property. I asked Michael if he actually had received an active Restraining Order, he said he did not. I advised him at this point, the City's concern is the maintenance of the property, basically what is visible from the front yard. He said that the back yard is much worse and a portion of the rear portion of the house was burned out from a fire approximately

10 years ago, he did not believe it was habitable. I said from the front the property appears secured, but I could not see anything in the side or back yards. I asked Michael if he was friends with or had any area contacts who could advise him of the condition of the back of the property. He said he gave his number to a few of the neighbors, but has not heard anything from them. He said that the whole thing was a gigantic mess and he does not know if he can or should spend money to try to clear this up or attempt to clean up the property if he does not own it. As John Bunnett requested on his earlier e-mail, I advised Michael that the Public Administrator may be able to assist him with the probate of the estate and he can contact me to discuss. Michael then advised that he believed he already was in touch with the Public Administrator, spoke with Robert Mull, Deputy Public Administrator at 714-567-7641.

01/09/14 - 10:31 AM

Rita Cramer

I recieved the following e-mail from John Bunnett: Zimbra ritac@ci.garden-grove.ca.us Martin R. Bryant From : John Bunnett Subject : Martin R. Bryant To : 'ritac@ci.garden-grove.ca.us' Thu, Jan 09, 2014 08:03 AM Attachment1 attachment Hi Rita, The PA supervisor was able to get some more information for us regarding Mr. Bryant's estate. I have attached a copy of the deed that I ordered yesterday that shows that the property is still owned by his mother's trust and has not yet been transferred to his estate. Also attached is a copy of his will. The will names a friend of his, Michael Carr, as executor. I checked the court website and a probate estate has been open for Mr. Bryant, although that appears to be the only action taken by the executor. Michael Carr's phone number is . If you are able to get in touch with him please let him know that the PA may be able to assist him with the probate of the estate and he can contact me to discuss. Hope this helps. John Bunnett Real Property Agent Orange County Public Administrator

01/09/14 - 10:30 AM

Rita Cramer

Weds, 1-8 - Voice mail message from Michael Carr (spelling?) said he received a message that I was looking for some information about this property. Requested a return call at

01/08/14 - 09:17 AM

Rita Cramer

I called Garden Grove Police Department to get information on the possible death of the resident, Marty Bryant. Death (by suicide) was reported on March 12, 2013 at 12:16 p.m. by Social Services, Mikael Tamen 714-524-2010 under Case #13-03271. Birth date of decedent, Marty Bryant, is . I then called the County of Orange Public Administrator/Public Guardian's Office at 714-567-7660 and was referred to their Real Property Agent, John Bunnett 714-567-7660. I gave him some background on the property and the information I had gathered also advising property is listed under Ellen L Bryant, but I did not know the relationship between Marty Bryant and Ellen Bryant, stating mail addressed to both comes back as returned, and property vacant. Mr. Bunnett spoke to his supervisor and they agreed to take a referral on Marty Bryant. I was then told Mr. Bryant's full name is Robert Martin Bryant. They reviewed their records and determined Mr. Bryant had previously reported the death of Ellen L. Bryant, his mother back in 1994. So, at this point it is unknown what the ownership status of the property is as both Marty and Ellen Bryant are deceased. John Bunnett said they would do some more research and get back to me with the status. There is no more action I can take at this time until it is determined there is another person legally responsible for the property or if the property would need to go to probate.

01/08/14 - 08:10 AM

Rita Cramer

Fri, 1-3 2:45 p.m. - Property appears unchanged, front yard and parkway dead and overgrown. Debris including pieces of cardboard and miscellaneous papers in front yard. Coffee type table on its side on front porch, miscellaneous papers, attached to broken/damaged screen door and uncollected mail items on porch and in door. White vehicle still backed into driveway, cobwebs and debris underneath.

11/18/13 - 12:27 PM

Rita Cramer

Both letters addressed to this address returned with yellow sticker from USPS attached, but nothing printed or typed on the sticker. Hand printed note on each which read, 'Vacant 107673'

11/14/13 - 04:00 PM

Rita Cramer

Weds, 11-13 1:55 p.m. - Unchanged, front yard is dead and overgrown. Debris including pieces of cardboard and miscellaneous papers in front yard. Coffee type table on its side on front porch, miscellaneous papers, attached to broken/damaged screen door and uncollected mail items on porch and in door. White vehicle still backed into driveway, cobwebs and debris underneath.

11/05/13 - 10:16 AM

Rita Cramer

I returned call to the CP, and advised her notice has been sent to the listed responsible parties, however, if the property has been abandoned or no listed beneficiary it may go into probate which is controlled by the County, Public Administrator/Public Guardian's Office and I will contact them if no response is received. I advised her we need to follow a legal process and the city cannot clean up the property, but I am working on this case.

11/04/13 - 10:09 AM

Rita Cramer

10/23/13 - 12:50 PM Julie Ashleigh Phone message from . She said that the landscaping is a mess, and that if any of the other homes in the city looked like this one does, something would be done about it.

10/15/13 - 04:47 PM

Rita Cramer

10/15/13 - 04:46 PM Rita Cramer I spoke with the CP, who said that the resident (Marty Bryant) committed suicide and she understands that in his will he excluded a family member (sister) from any proceeds of the sale or transfer of property. CP wants to know if the City will clean up the property if no one is responsible. I advised her we need to follow our legal process to first make that determination and we have access to certain databases and other resources to assist us in that matter.

10/15/13 - 04:41 PM

Rita Cramer

10/14/13 - 04:22 PM Ralph Hernandez CP called, would like to discuss this property, can be reached at

10/15/13 - 04:03 PM

Rita Cramer

Sent 1st NOV.

10/15/13 - 04:02 PM

Rita Cramer

Tues, 10-15 12:59 p.m. - Front yard lawn and parkway completely dead, brown with overgrown weeds. Debris including flattened cardboard and paper debris in front yard and delivered mail lying on ground of front porch. White vehicle backed into driveway with flat left rear tire and visible cobwebs and debris underneath.

10/15/13 - 07:53 AM

Rita Cramer

As the complainant mentioned the property is vacant, I ran a Realquest Report: No foreclosure activity, owner listed as singular person, not as a trust per the County Assesor information: Property Detail Report For Property Located At : 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 Owner Information Owner Name: BRYANT ELLEN L Mailing Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219 C044 Vesting Codes: / / TR Location Information Legal Description: N-TRACT: 1417 BLOCK: LOT: 3 County: ORANGE, CA APN: 089-240-22 Census Tract / Block: 883.02 / 3 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B3 / 798-F5 Legal Lot: 3 Tract #: 1417 Legal Block: School District: GARDEN GROVE Market Area: 63 School District Name: Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: 06/20/1990 / 04/1990 Deed Type: DEED (REG) Sale Price: 1st Mtg Document #: Document #: 326751 Last Market Sale Information Recording/Sale Date: / 1st Mtg Amount/Type: / Sale Price: 1st Mtg Int. Rate/Type: / Sale Type: 1st Mtg Document #: Document #: 2nd Mtg Amount/Type: / Deed Type: 2nd Mtg Int. Rate/Type: / Transfer Document #: Price Per SqFt: New Construction: Multi/Split Sale: Title Company: Lender: Seller Name: Prior Sale Information Prior Rec/Sale Date: / Prior Lender: Prior Sale Price: Prior 1st Mtg Amt/Type: / Prior Doc Number: Prior 1st Mtg Rate/Type: / Prior Deed Type: Property Characteristics Gross Area: 1,561 Parking Type: GARAGE/CARPORT Construction: Living Area: 1,561 Garage Area: Heat Type: HEATED Tot Adj Area: Garage Capacity: 2 Exterior wall: Above Grade: Parking Spaces: Porch Type: Total Rooms: 7 Basement Area: Patio Type: Bedrooms: 3 Finish Bsmnt Area: Pool: POOL & JACUZZI Bath(F/H): 2 / Basement Type: Air Cond: Year Built / Eff: 1952 / Roof Type: Style: Fireplace: / Foundation: Quality: # of Stories: 1.00 Roof Material: Condition: Other Improvements: Site Information Zoning: Acres: 0.18 County Use: SINGLE FAM RESIDENCE (1) Lot Area: 7,841 Lot Width/Depth: 59 x 134 State Use: Land Use: SFR Res/Comm Units: / Water Type: Site Influence: Sewer Type: Tax Information Total Value: \$59,936 Assessed Year: 2013 Property Tax: \$1,277.26 Land Value: \$21,333 Improved %: 64% Tax Area: 18093 Improvement Value: \$38,603 Tax Year: 2012 Tax Exemption: Total Taxable Value: \$59,936 Foreclosure Activity Report For Property Located At 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 The selected property does not contain active foreclosure information.



Code Enforcement System

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Thursday, August 06, 2015

CASE# 160012

10952 ALLEN DR - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
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Created	Printed	Filename	
08/06/15	10/15/13	1nov - p/o - ELLEN L BRYANT 10952 ALLEN DR	Print Preview Duplicate
08/06/15	10/15/13	1nov - wa - MARTY BRYANT 10952 ALLEN DR	Print Preview Duplicate

OR



CITY OF GARDEN GROVE

October 15, 2013

ELLEN L BRYANT
10952 ALLEN DR
GARDEN GROVE CA 92840-3219

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

Subject: **Municipal Code Violations at 10952 ALLEN DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation. (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m.

to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

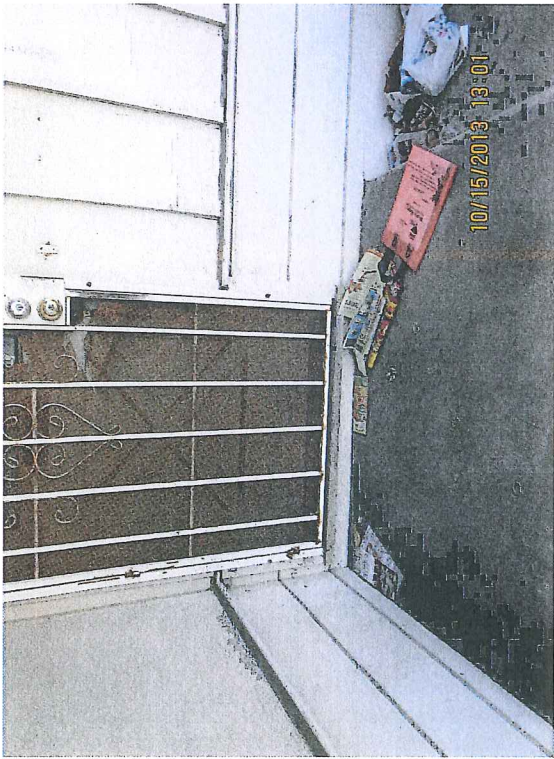
A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer



10952 ALLEN DR
Rita Cramer





CITY OF GARDEN GROVE

October 15, 2013

MARTY BRYANT
10952 ALLEN DR
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

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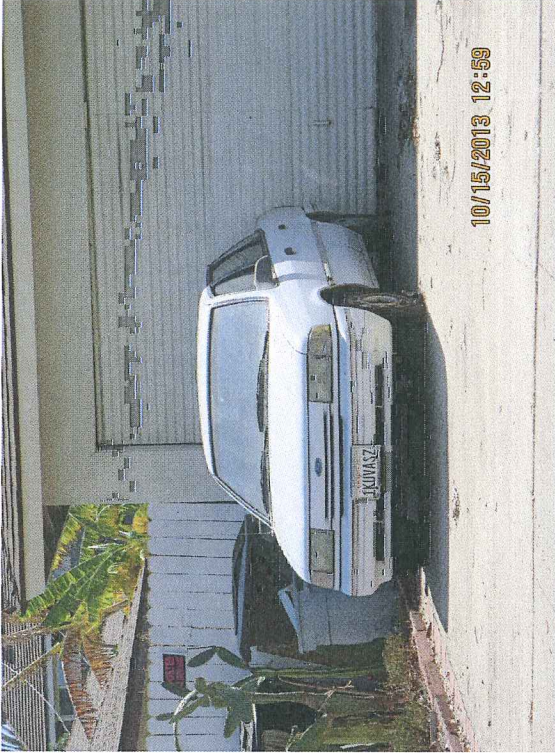
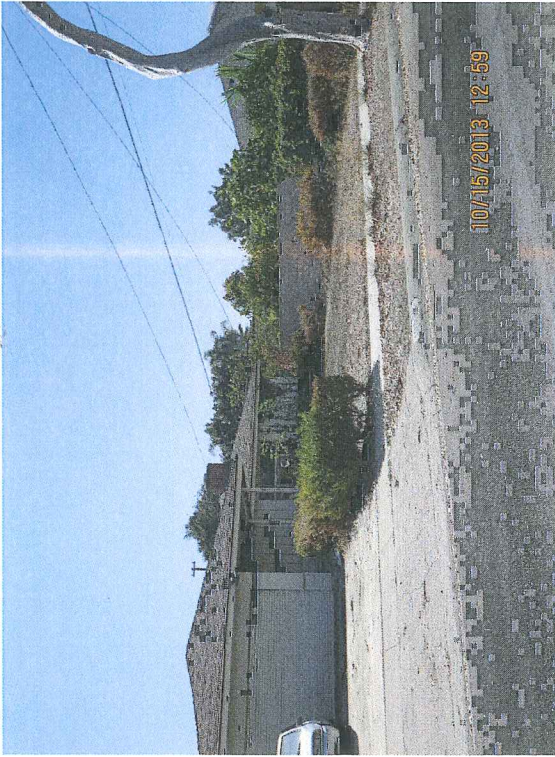
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Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer



10952 ALLEN DR
Rita Cramer





Code Enforcement System

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Thursday, August 06, 2015

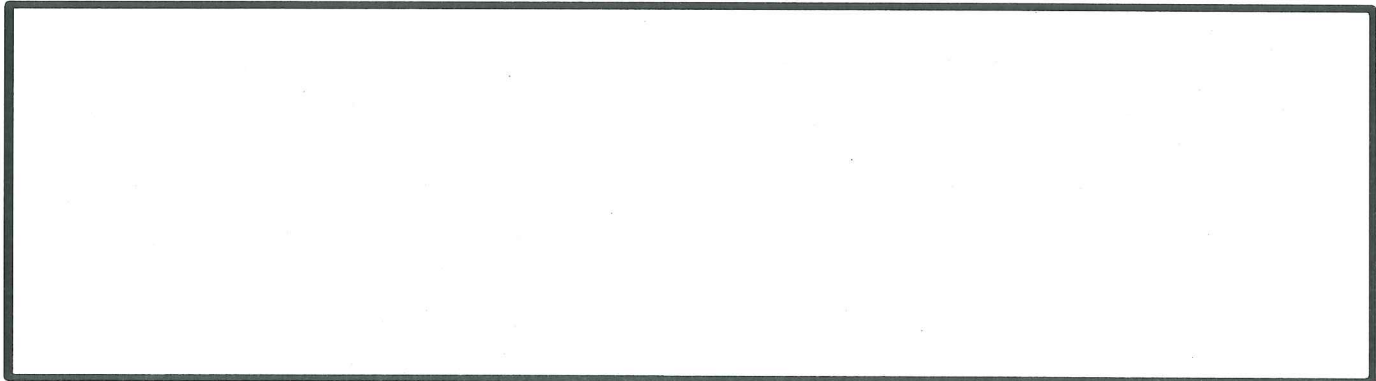
CASE# 160012

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10952 ALLEN DR - R1

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- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments



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Photos taken on: 04/09/14



Photos taken on: 02/20/14





Photos taken on: 01/15/14





Photos taken on: 01/03/14



Photos taken on: 11/14/13





Photos taken on: 11/13/13



Photos taken on: 10/15/13







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Thursday, August 06, 2015

CASE# 160012

10952 ALLEN DR - R1

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
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New document: No file chosen

File name	Uploaded date	
Hpsc1015	03/18/15	Delete
Returned_letters_dated_101513	11/18/13	Delete

Recording Requested by:
Michael Austin

When recorded mail to:
City of Garden Grove
Building Services Division
11222 Acacia Parkway
Garden Grove, CA 92840

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder



2009000133343 01:03pm 03/20/09

227 27 N30 1
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

"NOTICE OF SUBSTANDARD BUILDING"
PURSUANT TO SECTION 1102
March 13, 2009

TT
12

Pursuant to the provisions of Section 1102 of the Uniform Housing Code, 1997 Edition, as adopted by the City Council by Ordinance 2718 dated January 10, 2008, the following described property contains a substandard building and the owner as listed on the last tax assessment roll, one, ELLEN L. BRYANT TR. has been notified of said conditions and has failed to bring the property into compliance within the time specified therein and has failed to file an appeal from the time allowed pursuant to the provisions of the above described code:

Lot 3, Tract No. 1417, APN 089-240-22 as recorded in Book 89, Page 24 of Miscellaneous Maps in the Office of the County Recorder of County of Orange, State of California

also known as 10952 Allen Dr., Garden Grove, California

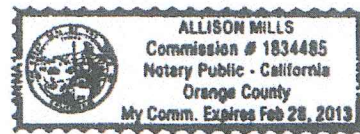
CITY OF GARDEN GROVE
DEPARTMENT OF COMMUNITY DEVELOPMENT

RODRIGO VICTORIA
ACTING BUILDING SERVICES MANAGER

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On March 13, 2009 before me, Allison Mills, Notary Public, personally appeared, Rodrigo Victoria, Acting Building Services Manager, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

This is to certify that this document covers City Business within the meaning of Section 6103 of the Government Code.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Allison Mills

WITNESS my hand and official seal.

BRYANT, ELLEN L TR
10952 ALLEN ST
GARDEN GROVE
CA 92840-3219

232

RECORDING REQUESTED BY
ORANGE COUNTY
TREASURER-TAX COLLECTOR

WILL CALL

P.O. Box 4515
Santa Ana, CA 92702-4515
(714) 834-3411

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder



NO FEE

2012000435436 3:01 pm 07/31/12
232 415 N29 2
0.00 0.00 0.00 0.00 3.00 0.00 0.00 0.00

Exempt per Revenue and Taxation Code 3691.4

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY
(Rev. & Tax. Code, §§ 3691(a)(1)(B), 3691.1-3691.2)

NF
11
2P

Which, pursuant to law was declared to be Tax-Defaulted on JULY 01, 2007

For the nonpayment of delinquent taxes in the amount of 1,139.70

For the fiscal year 2006 - 2007, Tax Default Number 07-003535

Notice is hereby given by the Tax Collector of Orange County that, pursuant to Revenue and Taxation Code § 3691, (1) five or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default; (2) the property is subject to sale for nonpayment of taxes; and (3) the property will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

BRYANT, ELLEN L TR and is

situated in Orange County, State of California, described as follows: 089-240-22
(Assessor's Parcel Number)

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

County of Orange
State of California

Executed on JUL 31 2012 By Shari Freidenrich

Shari L. Freidenrich, CPA, CCMT, CPFM, CPFIM
Treasurer-Tax Collector

On JUL 31 2012 before me, Tom Daly, Orange County Clerk-Recorder, personally appeared Shari L. Freidenrich, Treasurer-Tax Collector for Orange County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Tom Daly, Clerk-Recorder

Signature [Signature]
Deputy



ORANGE COUNTY REGISTER
ITEM NO: 765

SCO-7-01 (1-04)
TC255G (07/2011)



Code Enforcement System

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Thursday, August 06, 2015

CASE# 160012

10952 ALLEN DR - R1

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
						+ Add
						Julie Ashleigh
10/23/13 - 12:50 PM						
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						Ralph Hernandez
10/14/13 - 04:22 PM						
CP called, would like to discuss this property, can be reached at						



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

Community Development Department Code Enforcement Division Complaint and Inspection Report

CASE# 161439

10952 ALLEN DR - R1

Reactive Report

Inspector: Rita Cramer **RD#** 113

Date/Time: 05/08/14 - 09:27 AM **N.O.V Date:** 05/12/14

Reinspection: **Closed Date:**

Referred to N.I.:

COMPLAINING PARTIES

Name:	Phone:
Address:	
Name:	Phone:
Address:	
Name:	Phone: no # given
Address:	
Name:	Phone:

VIOLATION CODE:

04.1 Storage of Debris
07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

House has been empty for one year. Yard is totally inaccessible, overgrown and dead. Papers all over the lawn.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: Executor of Estate: Michael Carr **Phone #:**
Address:

Property Owner: ELLEN L BRYANT, TR **Phone #:** **Deceased**
Address: 10952 ALLEN ST , GARDEN GROVE, CA 92840-3219

Water Account#: 253320030
Name: BRYANT, MARTY **Phone #:** **Deceased**
Address: 10952 ALLEN DR, GARDEN GROVE, CA, 92840-3219

Inspection Report

07/02/15 - 08:56 AM

Rita Cramer

6-9 11:25 a.m. - No visible changes.

06/03/15 - 04:55 PM

Rita Cramer

I returned call to Robin Carr.

06/02/15 - 12:08 PM

Rita Cramer

. Mon, 6-1 9:19 am. - Hi Rita I'm calling for Michael Carr. This is the property that has been going through litigation. Anyway, there is some issue with getting the weeds getting taken away and the whole bit. I really want to take care of this property. We have some of the issues resolved right now which we can take action on, but please give me a call. I am actually Michael's wife and now co-executor of the property so, please give me a call on my cell phone . It is kind of important that we try to resolve any overgrown issues right away. Please give me a call.

06/02/15 - 07:38 AM

Rita Cramer

7:30 AM â?? Front yard of property has been cleared of the majority of overgrown weeds and other vegetation. White Ford four door with California license plate 1KUVASZ is still backed into the driveway with visibly flat left front and left rear tires. Two garbage containers in front of white wood gate on east side of the garage. I was unable to access the back yard as the gate was secured and the two trash containers were blocking access. I was out of the office on a scheduled vacation on May 27 and 28 and June 1. City Hall offices were closed on May 29 and received multiple e-mails regarding weeds on the front yard of the property being cut and several contractors claiming they did the work, one which was contracted by the City for Weed Abatement, the other by a private contractor hired by the co-executor of the estate, Robin Carr.

=====
From : Allison Mills Subject : Fwd: Allen To : Rita Cramer Wed, May 27, 2015 11:07 AM
Attachment1 attachment The front yard was cleaned up through weed abatement. They
did not do the back yard. Since only the front yard was complained about, I told them
front yard only was OK. Allison Mills Neighborhood Improvement Manager City of Garden
Grove (714) 741-5139 From: "Jeff Spargur" To: allisonj@garden-grove.org Sent:
Wednesday, May 27, 2015 10:44:49 AM Subject: Allen [image/jpeg:IMG_0281.JPG]
Sent from my iPhone

05/04/15 - 09:30 AM

Rita Cramer

Comment left on Friday afternoon: 04/30/15 - 04:16 PM Julie Ashleigh 1:15pm Phone call from [redacted] complaining about overgrown grass and an abandoned house. She lives at [redacted]. Her phone number is [redacted].

05/04/15 - 08:48 AM

Rita Cramer

Thurs, 4-30 - Property appears worse, weeds are taller, additional paper debris in yard and along parkway.

04/09/15 - 08:24 AM

Rita Cramer

From : Rita Cramer Subject : 10952 Allen Dr. To : Nathan Brady Cc : Allison Mills , Nida Watkins Wed, Apr 08, 2015 11:41 AM Attachment3 attachments Nate, Has this property been scheduled for weed abatement? Rita Cramer Code Enforcement Officer City of Garden Grove 714-741-5355 ritac@ci.garden-grove.ca.us 009.JPG 009.JPG 5 MB 010.JPG 010.JPG 4 MB 012.JPG 012.JPG 4 MB

03/23/15 - 04:53 PM

Rita Cramer

I returned a call to Mrs. [redacted] and advised her that the property is in a legal dispute to determine property ownership but the City has scheduled the property for weed abatement.

03/23/15 - 04:51 PM

Rita Cramer

Per verbal confirmation from Allison Mills on Thursday afternoon, March 19, she spoke with Nate Brady and advised him the property needs to be put on the schedule for weed abatement.

=====
Re: Request for Weed Abatement by City Manager - Fwd: 10952 Allen Dr. From : Nathan Brady Subject : Re: Request for Weed Abatement by City Manager - Fwd: 10952 Allen Dr. To : Rita Cramer Thu, Mar 19, 2015 11:01 AM Hi Rita, I will look into this and let you know. Nate ----- Original Message ----- From: "Rita Cramer" To: "Nathan Brady" Cc: "Allison Mills" Sent: Wednesday, March 18, 2015 4:53:10 PM Subject: Request for Weed Abatement by City Manager - Fwd: 10952 Allen Dr.

===== Nate, I have received a request from the City Manager to put this property on weed abatement

as we have received numerous citizen complaints about the condition of the property. It is in probate and has been abandoned for approximately 1-1/2 years, Could you please advise when this can be scheduled? Thank you. Rita Cramer Code Enforcement Officer City of Garden Grove 714-741-5355 ritac@ci.garden-grove.ca.us

03/23/15 - 04:25 PM

Rita Cramer

From : Rita Cramer Subject : Request for Weed Abatement by City Manager - Fwd: 10952 Allen Dr. To : Nathan Brady Cc : Allison Mills Wed, Mar 18, 2015 04:53 PM Nate, I have received a request from the City Manager to put this property on weed abatement as we have received numerous citizen complaints about the condition of the property. It is in probate and has been abandoned for approximately 1-1/2 years, Could you please advise when this can be scheduled? Thank you. Rita Cramer Code Enforcement Officer City of Garden Grove 714-741-5355 ritac@ci.garden-grove.ca.us

===== From : Rita Cramer Subject : Re: 10952 Allen Dr. To : Allison Mills Wed, Mar 18, 2015 04:45 PM Nate Brady is in charge of weed abatement now. Would you like me to cc Tom and the City Manager? Rita ----- Original Message -----

03/23/15 - 04:23 PM

Rita Cramer

Fwd: 10952 Allen Dr. From : Allison Mills Subject : Fwd: 10952 Allen Dr. To : Rita Cramer Wed, Mar 18, 2015 04:20 PM Rita, Please contact Fire and see how we can get this on weed abatement. I heard Sabrina left the City, so I'm not sure who handles that now. Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139 ===== From: "Allan Roeder" To: "Allison Mills" Sent: Wednesday, March 18, 2015 4:15:26 PM Subject: Re: 10952 Allen Dr. What a nightmare although not altogether uncommon in probate matters. Can we get this address to our weed abatement contractor so we can at least get the current mess out front cleaned up while we work on the other elements? I would also suspect that Tom can advised as to what steps the City may take to insure the property is secured. Allan

03/18/15 - 10:47 AM

Rita Cramer

I received the following e-mail complaint: From : Ralph Hernandez Subject : Fwd: Abandon house To : Rita Cramer Wed, Mar 18, 2015 07:39 AM Enjoy... Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353 From:

To: "Ralph Hernandez" Cc: baon@garden-grove.org Sent: Tuesday, March 17, 2015 8:45:46 PM Subject: Re: Abandon house Good evening, Just wanted to touch base on the email we sent you February 9. 2015. We never got a response from you or the Officer you forwarded our email too. We are very concerned about this abandon property. Since the last email, there are more flyers on the door, the weeds are higher in the yard, and our concern is a fire hazard. The house has been this way for several years. Is there someone that might look into this, instead of forwarding the emails to people who don't respond? Pictures of this property are attached. Mr.. and Mrs.

From: Ralph Hernandez To: Cc: Allison Mills ; Nida Watkins ; Rita Cramer Sent: Monday, February 9, 2015 7:39 AM Subject: Re: Abandon house Good morning. Your e-mail has been forwarded to Officer Rita Cramer. She may be reached at 714-741-5355, or ritac@ci.garden-grove.ca.us. Thank you. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353 From: To: CodeEnforcement@ci.garden-grove.ca.us Sent: Sunday, February 8, 2015 12:07:38 PM Subject: Abandon house To whom it may concern: We have an abandon house in our neighborhood. The address is 10952 Allen Drive, Garden Grove, 92840. This house has been abandoned for many years. The house has weeds in the front approximately 3-4 feet high. Abandoned car in driveway. Shopping carts, newspapers in driveway, with lots of ads stuck on front door. Would like immediate attention on this house. It looks unsafe, and possibly a fire hazard. Not to mention the property values of our neighborhood. See attached current photos. Thank you, Mr. and Mrs.

03/12/15 - 12:23 PM

Rita Cramer

Tues, 3-3 - Property is overgrown. From : Allison Mills Subject : Fwd: Weeds front lawn at 10952 Allen Dr Garden Grove To : Rita Cramer Cc : Nida Watkins Mon, Mar 02, 2015 10:16 AM Attachment1 attachment Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139 From: To: codeenforcement@ci.garden-grove.ca.us, marias@ci.garden-grove.ca.us,

Sent: Sunday, March 1, 2015 7:55:23 PM Subject: Weeds front lawn at 10952 Allen Dr Garden Grove 03 02 15 Please remove weeds at 10952 Allen Dr the address came from Google Earth cross Street Eculid. Thank You

02/09/15 - 01:39 PM

Rita Cramer

I called , and advised her this is a court battle between the executor and person the property was willed to and unrelated sibling. At this time, the City cannot make either party perform maintenance until there is a settlement and the legal owner is determined. I agreed to have the shopping cart removal service pick-up the shopping cart from the property.

02/09/15 - 11:35 AM

Rita Cramer

I called Michael Carr with whom I had previously spoke with back in May of last year as he was named the executor in a will written by the deceased owner's deceased son,

Marty Bryant. Mr. Carr said he has an attorney and they are currently still trying to come to a settlement with Marty Bryant's sister, Anne Ohr who has contested much of what has been put forward by Mr. Carr's attorney. He hopes this will resolve itself soon. I asked if his attorney could provide some documentation which would show the current status of their negotiations. I provided Mr. Carr with my e-mail address. He said he would contact his attorney to see what could be sent. 02/02/15 - 02:37 PM Ralph Hernandez spoke with Patricia Crone, CP: she would like a follow-up with you. Phone:

01/26/15 - 03:10 PM

Rita Cramer

I checked Realquest, property ownership remains unchanged: Property Detail Report For Property Located At : 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 Owner Information Owner Name: BRYANT ELLEN L Mailing Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219 C044 Vesting Codes: / / TR Location Information Legal Description: N-TRACT: 1417 BLOCK: LOT: 3 County: ORANGE, CA APN: 089-240-22 Census Tract / Block: 883.02 / 3 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B3 / 798-F5 Legal Lot: 3 Tract #: 1417 Legal Block: School District: GARDEN GROVE Market Area: 63 School District Name: Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: 06/20/1990 / 04/1990 Deed Type: DEED (REG) Sale Price: 1st Mtg Document #: Document #: 326751 Last Market Sale Information Recording/Sale Date: / 1st Mtg Amount/Type: / Sale Price: 1st Mtg Int. Rate/Type: / Sale Type: 1st Mtg Document #: Document #: 2nd Mtg Amount/Type: / Deed Type: 2nd Mtg Int. Rate/Type: / Transfer Document #: Price Per SqFt: New Construction: Multi/Split Sale: Title Company: Lender: Seller Name: Prior Sale Information Prior Rec/Sale Date: / Prior Lender: Prior Sale Price: Prior 1st Mtg Amt/Type: / Prior Doc Number: Prior 1st Mtg Rate/Type:

01/22/15 - 11:24 AM

Rita Cramer

Property is relatively unchanged. Only significant difference is grass is green and becoming overgrown and there is a red shopping cart in the front yard.

11/18/14 - 08:47 AM

Rita Cramer

Property Detail Report For Property Located At : 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 Owner Information Owner Name: BRYANT ELLEN L Mailing Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219 C044 Vesting Codes: / / TR Location Information Legal Description: N-TRACT: 1417 BLOCK: LOT: 3 County: ORANGE, CA APN: 089-240-22 Census Tract / Block: 883.02 / 3 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B3 / 798-F5 Legal Lot: 3 Tract #: 1417 Legal Block: School District: GARDEN GROVE Market Area: 63 School District Name: Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: 06/20/1990 / 04/1990 Deed Type: DEED (REG) Sale Price: 1st Mtg Document #: Document #: 326751

11/10/14 - 04:19 PM

Rita Cramer

Fri, 11-7 11:14 a.m. - Unchanged overall condition of property. Shopping cart on west side of front yard. Visible paper debris in yard.

11/10/14 - 03:04 PM

Rita Cramer

10/30/14 - 11:07 AM Ralph Hernandez Adjacent resident _____ came by, wanted to discuss this case with you. he can be reached at his daughter's phone number: _____ (her name is _____)

09/23/14 - 11:51 AM

Rita Cramer

Tues, 9-16 1:43 p.m. - Property appears unchanged.

09/10/14 - 08:41 AM

Rita Cramer

I ran a Realquest Report, property status is unchanged, still shows ownership by deceased owner: Property Detail Report For Property Located At : 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 Owner Information Owner Name: BRYANT ELLEN L Mailing Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219 C044 Vesting Codes: / / TR Location Information Legal Description: N-TRACT: 1417 BLOCK: LOT: 3 County: ORANGE, CA APN: 089-240-22 Census Tract / Block: 883.02 / 3 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B3 / 798-F5 Legal Lot: 3 Tract #: 1417 Legal Block: School District: GARDEN GROVE Market Area: 63 School District Name: Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: 06/20/1990 / 04/1990 Deed Type: DEED (REG) Sale Price: 1st Mtg Document #: Document #: 326751 Last Market Sale Information Recording/Sale Date: / 1st Mtg Amount/Type: / Sale Price: 1st Mtg Int. Rate/Type: / Sale Type: 1st Mtg Document #: Document #: 2nd Mtg Amount/Type: / Deed Type: 2nd Mtg Int. Rate/Type: / Transfer Document #: Price Per SqFt: New Construction: Multi/Split Sale: Title Company: Lender: Seller Name: Prior Sale Information

08/25/14 - 04:21 PM

Rita Cramer

Weds, 8-20 3:18 p.m. - Property appears unchanged, overgrown weeds several feet high, miscellaneous plastic and paper debris strewn about the yard and parkway.

06/26/14 - 07:18 AM

Rita Cramer

I ran a Realquest Report, property still in the name of the deceased occupant's mother, Ellen L Bryant (also deceased): Property Detail Report For Property Located At : 10952 ALLEN DR, GARDEN GROVE, CA 92840-3219 Owner Information Owner Name: BRYANT ELLEN L Mailing Address: 10952 ALLEN DR, GARDEN GROVE CA 92840-3219 C044 Vesting Codes: / / TR Location Information Legal Description: N-TRACT: 1417 BLOCK: LOT: 3 County: ORANGE, CA APN: 089-240-22 Census Tract / Block: 883.02 / 3 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B3 / 798-F5 Legal Lot: 3 Tract #: 1417 Legal Block: School District: GARDEN GROVE Market Area: 63 School District Name: Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: 06/20/1990 / 04/1990 Deed Type: DEED (REG) Sale Price: 1st Mtg Document #: Document #: 326751

06/26/14 - 07:15 AM

Rita Cramer

Inspection on Tues, 6-10 shows grass appears unchanged.

05/12/14 - 10:31 AM

Rita Cramer

Sent 1st NOV.

05/09/14 - 03:55 PM

Rita Cramer

Thurs, 5-8 2:08 p.m. - Overgrown weeds and paper debris on front yard.

05/08/14 - 09:32 AM

Rita Cramer

From prior case, property is currently in probate, have contact number for the Executor only, Michael Carr . Has limited interest in the property, dispute between estate and the sister of the deceased, Marty Bryant.



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Thursday, August 06, 2015

CASE# 161439

10952 ALLEN DR - R1

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Created	Printed	Filename	
05/12/14	05/12/14	1nov - executor - MICHAEL CARR c/o ELLEN L BRYANT, TR 10952 ALLEN ST	Print Preview Duplicate
05/12/14	05/12/14	1nov - p/o - ELLEN L BRYANT, TR 10952 ALLEN ST	Print Preview Duplicate

OR



CITY OF GARDEN GROVE

May 12, 2014

MICHAEL CARR
c/o ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

Subject: **Municipal Code Violations at 10952 ALLEN DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer





CITY OF GARDEN GROVE

May 12, 2014

ELLEN L BRYANT, TR
10952 ALLEN ST
GARDEN GROVE, CA 92840-3219

Subject: **Municipal Code Violations at 10952 ALLEN DR**

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

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Rita Cramer
Code Enforcement Officer

10952 ALLEN DR
Rita Cramer





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Thursday, August 06, 2015

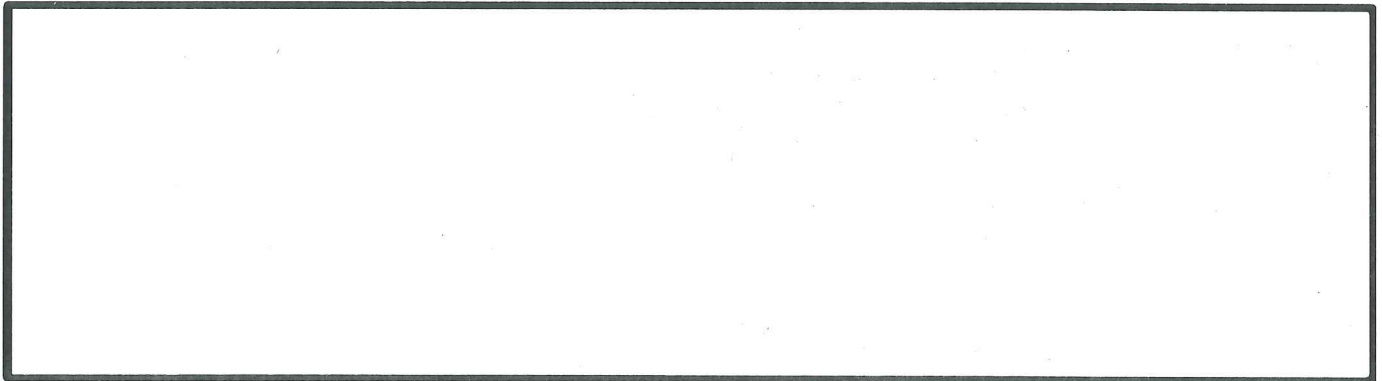
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10952 ALLEN DR - R1

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Photos taken on: 02/26/15



Photos taken on: 01/22/15



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Photos taken on: 09/16/14



Photos taken on: 08/20/14



Photos taken on: 06/10/14



Photos taken on: 05/08/14





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Thursday, August 06, 2015

CASE# 161439

10952 ALLEN DR - R1

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New document: No file chosen

File name

Uploaded date

10952_allen_drive_-_per_allison_mills_04-20-15	04/20/15	Delete
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Thursday, August 06, 2015

CASE# 161439

10952 ALLEN DR - R1

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04/30/15 - 04:16 PM

Julie Ashleigh

1:15pm Phone call from house. She lives at

complaining about overgrown grass and an abandoned Her phone number is

04/10/15 - 09:54 AM

Allison Mills

Forwarded David Chon's contact information to Jason McEwen. he will contact Mr. Chon and discuss the violations.

02/02/15 - 02:37 PM

Ralph Hernandez

spoke with Patricia Crone, CP: she would like a follow-up with you. Phone:

10/30/14 - 11:07 AM

Ralph Hernandez

Adjacent resident came by, wanted to discuss this case with you. he can be reached at his daughter's phone number: (her name is)

Zimbra**denisek@ci.garden-grove.ca.us**

Update to request #1196 - 11952 Allen Dr.

From : Rita Cramer <ritac@ci.garden-grove.ca.us>

Thu, Aug 06, 2015 02:49 PM

Subject : Update to request #1196 - 11952 Allen Dr.**To :** Denise Kehn <denisek@ci.garden-grove.ca.us>

Denise,

While conducting other inspections in the area, I had the following encounter at the property:

08/06/15 - 02:35 PM Rita Cramer

While I was driving in the area I noticed a Re/Max realtor sign in the front yard of this property the sign read 'For Sale Eduardo Vargas'. I also noticed a gray vehicle parked in the driveway and a woman standing outside the vehicle. I made I contacted the woman and identified myself and handed her my business card. She told me she was , one of the beneficiaries and executors of the estate, with whom I have spoken with over the phone on several occasions. told me that the property was recently listed and they are doing a cash only sale. They had three showings this week and today was the last showing. She and her husband will be making the decision by the end of the weekend. Robin said the property should be sold very soon and she would call me with any updates.

Rita Cramer
Code Enforcement Officer
City of Garden Grove
714-741-5355
ritac@ci.garden-grove.ca.us
