



Building Abatement System

[Home](#) | [Search](#) | [Logout](#)

Tuesday, September 22, 2015

CASE# 20150292

13352 HAVENWOOD DR - R1

Actions: [Close Case](#) | [Print](#) | [PDF](#)

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

Report

[Inspections](#)

[Photos](#)

[Notices/Documents](#)

[Comments](#)

Reactive Report

Inspector: Danny Rodriguez **RD#** 125

Date/Time: 09/11/15 - 08:57 AM **N.O.V Date:** 09/14/15

Notice/Order Date: **Notice/Order Closed Date:**

Reinspection: **Closed Date:**

Referred to N.I.:

COMPLAINING PARTIES

Name: Douglas Flen **Phone:** None.

Address: tenant

VIOLATION CODE:

06 SFR converted to multi-family without permits

EXPLANATION OF VIOLATION / COMPLAINT:

4-bedroom house converted to 6-bedrooms. Interior alterations.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: SON BUI **Phone #:** None.

Address: 13352 HAVENWOOD DR, GARDEN GROVE, CA 92843

Water Account#: 303344009

Name: BUI, SON M **Phone #:**

Address: 13352 HAVENWOOD DR, GARDEN GROVE, CA, 92843-2645

Business Name: BUI SON **Bus Lic#:** 162328

Bus Owner: BUI, SON M **Phone #:** None.

Address: 13352 HAVENWOOD DR, GARDEN GROVE, CA 92843

Business Name: **Bus Lic#:** 162328

Bus Owner: BUI, SON M **Phone #:** None.

Address: 9057 LA CRESCENTA AVE, FOUNTAIN VALLEY, CA 92708

Business Name:

Bus Lic#: 162328

Bus Owner:

BUI, SON M

Phone #:

None.

Address:

9057 LA CRESCENTA AVE, FOUNTAIN VALLEY, CA 92708

COMPLAINT and INSPECTION REQUEST

COMPLAINT INFORMATION

Location/Address: 13352 HAVENWOOD DR. Unit/Suite Number: _____

Business Name: _____

Nature of Complaint: 4-BEDROOM HOUSE CONVERTED TO 6-BEDROOM - ALTERATIONS W/O PERMITS -

Previous Attempts to Correct Problem: Verbal (Include Contact Dates) Written Request (Provide Copies)
DIANE 2003 (CLOSED) NO VIOLATIONS FOUND

Property Owner	Occupant/Responsible Party
Name: _____	_____
Address: <u>(THY)</u>	_____
City/St/Zip: _____	_____
Telephone: () _____	() _____

Complainant Name: DOUGLAS FLEN

Address: -TENANT-

City/St/Zip: _____

Telephone: () _____ Ext. _____

Referred By: Code Enf. Housing Auth.
 G.G.F.D. Other _____

Case/File (M) Number: 20150292

Inspector: DANNY

Date Taken: 9-11-15

Form Completed By: M. AUSTIN

Degree/Nature of Hazard: IMMEDIATE
 Public Safety Personal Safety

e-mail
Signature of Complainant _____ Date 9-11-15

DISPOSITION

Inspection Date: _____ Photos Taken: Investigation Report:
(Attach Copy)

Re-Inspection Required: When: _____ Complaint Closed:
(Schedule Inspection Request)

Comments: _____

Inspector Signature: _____





September 14, 2015

CERTIFIED

Minh Son Bui/Kim Nguyen
13352 Havenwood Dr.
Garden Grove, CA 92843

Dear Property Owner,

Subject: Property Inspection at 13352 Havenwood Dr., Garden Grove, CA 92843

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 September 14, 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. *A complaint has been received by the Building Services Division alleging that a substandard condition exists (illegal bedrooms built inside dwelling) restore the dwelling back to its original permitted condition and use 4 bedrooms 3 bathrooms and 2 car garage.
2. Reschedule inspection with-in 10 days from this notice.

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.

13352 Havenwood Dr.

September 14, 2015

Page 2

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 October 13, 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) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
SUSAN EMERY, Director

By: _____
Danny Rodriguez, Building Inspector

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.