

October 29, 2015

Benita Lee
4812 Calhoun Canyon Loop
Austin, TX 78735

Dear Property Owner,

Subject: Property Inspection at 9591 Royal Palm, Garden Grove, CA 92841

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 October 21, 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. Interior alterations have been made without Planning Division approval, permits or inspections to convert the dining room into a bedroom. Remove bedroom walls to restore dining room and living room back to original condition.
2. Remove exterior door at rear (north) bedroom. Repair/re-stucco exterior wall.
3. Enclosed patio cover has been converted into habitable use without Planning Division approval, permits or inspections. Restore back to permitted condition. No interior walls.
4. Report incomplete until access gained into each room and patio enclosure.

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 **20** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about November 24, 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

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: Teresa Pomeroy
TERESA POMEROY, Deputy City Clerk
City of Garden Grove

DATED: November 3, 2015

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.



Welcome,
Diane
Belair!



Information for address: 9591 ROYAL PALM BLVD

Search

9591 ROYAL PALM BLVD Garden Grove, CA 92841

Edit

Inspection Zone

X	M
Y	7

Address 9591 ROYAL PALM BLVD

City Garden Grove

State CA

Zip 92841

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

Parcels

Address	Parcel	Assessor Information	
		Owner	Owner Address
1 9591 ROYAL PALM BLVD	13235118	LEE, BENITA (no street address)	GARDEN GROVE, CA 92841

Permits

Permit	Issued	Project Name	Work Description	Phase
1 148160A	Oct 01, 1986		TYPE: H/AC. HEATING/AC	Finalled (Closed)
2 147355A	Aug 01, 1986		TYPE: PLUMBING. PLUMBING	Finalled (Closed)
3 137721A	Nov 01, 1984		TYPE: ELECTRIC. ELECTRIC	Finalled (Closed)
4 137720A	Nov 01, 1984		TYPE: DWELLING ADDITIONS & ALTERATIONS. BUILDING DWELLING ADDITIONS & ALTERATIONS	Finalled (Closed)
5 137662A	Oct 01, 1984		TYPE: ELECTRIC. ELECTRIC	Inspections
6 137661A	Oct 01, 1984		TYPE: SWIMMING POOLS. BUILDING SWIMMING POOLS	Inspections
7 137663A	Oct 01, 1984		TYPE: PLUMBING. PLUMBING	Inspections

Applications

No applications found for this location.

Assessor Info

I declare under penalty of perjury that the foregoing instrument is a full, true and correct copy of the original on file in this office.

ATTEST: *Teresa Pomeroy*
TERESA POMEROY, Deputy City Clerk
City of Garden Grove

DATED: November 3, 2015

COMPLAINT and INSPECTION REQUEST

COMPLAINT INFORMATION

Location/Address: 9591 Royal Palm BL Unit/Suite Number: _____
 Business Name: GARDEN GROVE
 Nature of Complaint: I find out Oct 11, 2015 that time owner (Solomon Cha & his wife (unknown name) They turn off water & Electric I call 911, 2 officers (G.G. Come over) his property that 2 room They built ill legal contruction I should report
 Previous Attempts to Correct Problem: ☐ Verbal (Include Contact Dates) ☐ Written Request (Provide Copies) ☐ Defect
They collect Room Charge Cash person \$500 by month and collect extra money with
They renting illegal contruction 1 room (2 room) Total (3 rooms) Room has
 Property Owner Name: Solomon Cha & his wife (unknown) Some
 Address: 9591 Royal Palm BL No Window
 City/St/Zip: GARDEN GROVE CA 91341 No Exit
 Telephone: (714) 709-3457 No Air
un safety

Complainant Name: AHN, Soo N
 Address: 9591 Royal Palm BL
 City/St/Zip: GARDEN GROVE
 Telephone: (714) 622-9996 Ext. _____
 Referred By: ☐ Code Enf. ☐ Housing Auth.
☐ G.G.F.D. ☐ Other _____

Case/File (M) Number: 20150344
 Inspector: Diane
 Date Taken: _____
 Form Completed By: _____
 Degree/Nature of Hazard: ☐ IMMEDIATE
☐ Public Safety ☐ Personal Safety

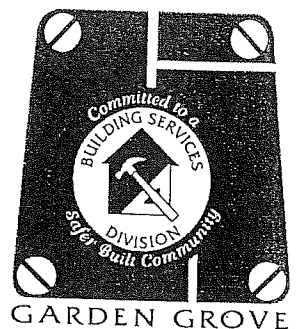
Ahn Soo Nam
 Signature of Complainant

Oct 13, 2015
 Date

DISPOSITION

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

 Inspector Signature: _____



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ATTEST: *Teresa Pomeroy*
TERESA POMEROY, Deputy City Clerk
City of Garden Grove

DATED: November 3, 2015