

Date	Activity
<u>SUMMARY</u>	
<i>September 11, 2015:</i>	Complaint received from Kyle Apodaca, GGFD. : (Boarded door and bad electrical outlet. Landlord refusing to help.)
<i>September 14, 2015:</i>	Investigation conducted by Inspector Michael Austin. No answer at door. Notice left on door requesting an inspection appointment.
<i>September 23, 2015</i>	Notice of Violation letter was sent [certified] to the owner, Susan Schaar.
<i>October 19, 2016</i>	NOV returned unclaimed.
<i>October 23, 2015:</i>	NOV 30-day progress inspection attempted. No answer at door. Left notice to inspect on door.
<i>October 27, 2015</i>	Had phone conversation with Ms Schaar. She stated she is not able to do repairs as tenant is holding back rents until repairs are made. Also that she never got the NOV because she does not accept certified mail. Ms Schaar called Building Official. Mailed 7-day notice to repair. Returned 12/30/15.
<i>November 9, 2015:</i>	Phone conversation with Ms Schaar. Not cooperative. States she is not going to do any repairs.
<i>December 7, 2015:</i>	Progress inspection: No progress. Wife of CP showed additional items not mention previously. Major plumbing violations.
<i>December 8, 2015</i>	Mailed a revised NOV and copy of SSB Lien recorded with County Recorder certified and first class.
<i>January 5, 2016</i>	Revised certified copy of NOV and Lien returned unclaimed.

January 6, 2016

Attempted reinspection. No answer at door. Left notice to inspect on door.

January 11, 2016

Phone conversation with CP. NO progress. They are looking for a new place to move to.

January 12, 2016

Prepare Notice and Order. 30-days maximum

*Numerous phone conversations were held with Ms. Schaar not indicated above. Conversation centered around the repairs being the tenant responsibility and her not receiving rents to be able to pay for the repairs.

COMPLAINT and INSPECTION REQUEST

COMPLAINT INFORMATION

LOT-37
TRAKT-3048

132-022-17
BOOK 132 P-02

CITY OF GARDEN GROVE / KATANA

Location/Address: 8811 DENLY DR Unit/Suite Number: _____

Business Name: _____

Nature of Complaint: ELECTRICAL OUTLETS SUBSTANDARD

Previous Attempts to Correct Problem: Verbal (Include Contact Dates) Written Request (Provide Copies)

MIKE 2004 NO VIOLATIONS

Property Owner

Name: SUSAN KAY SCHAAR Agent/Responsible Party: _____

Address: PO BOX 14092, IRVING

City/St/Zip: _____

Telephone: () _____

10/23
SEND 7-DAY LTR
(NO PROGRESS)

Complainant Name: _____

Address: TENANT

City/St/Zip: _____

Telephone: () _____ Ext. _____

Referred By: Code Enf. Housing Auth.

G.G.F.D. Other _____

Case/File (M) Number: 20150296

Inspector: MIKE

Date Taken: 9-11-15

Form Completed By: M. DUSTIN

Degree/Nature of Hazard: IMMEDIATE

Public Safety Personal Safety

EMAIL FROM F.D.
Signature of Complainant

9-11-15
Date

DISPOSITION

Inspection Date: _____ Photos Taken: Investigation Report:

(Attach Copy)

Re-Inspection Required: When: _____ Complaint Closed:

(Schedule Inspection Request)

Comments: _____

Inspector Signature: _____



Re: Complaint regarding electrical outlets

From : Allison Mills <allisonj@ci.garden-grove.ca.us>
Subject : Re: Complaint regarding electrical outlets
To : Kylie Apodaca <kyliea@ci.garden-grove.ca.us>
Cc : Michael Austin <michaela@ci.garden-grove.ca.us>

Tue, Sep 08, 2015 02:46 PM

📎 1 attachment

We don't have a complaint at that address.

Mike, is this something you can take a look at?

Allison Mills
Neighborhood Improvement Manager
City of Garden Grove
(714) 741-5139

From: "Kylie Apodaca" <kyliea@ci.garden-grove.ca.us>
To: "Allison Mills" <allisonj@ci.garden-grove.ca.us>
Sent: Tuesday, September 8, 2015 2:40:41 PM
Subject: Re: Complaint regarding electrical outlets

Oh, sorry I thought I had included that!

It's 8811 Dewey Dr.
Garden Grove, 92841

Thanks for checking!

Kylie Apodaca
Garden Grove Fire Department

From: "Allison Mills" <allisonj@ci.garden-grove.ca.us>
To: "Kylie Apodaca" <kyliea@ci.garden-grove.ca.us>
Sent: Tuesday, September 8, 2015 2:08:29 PM
Subject: Re: Complaint regarding electrical outlets

This sounds like something that our Substandard Building Division would address, but if you have the address, I can check our files to see if we have received a complaint.

Allison Mills

Neighborhood Improvement Manager
City of Garden Grove
(714) 741-5139

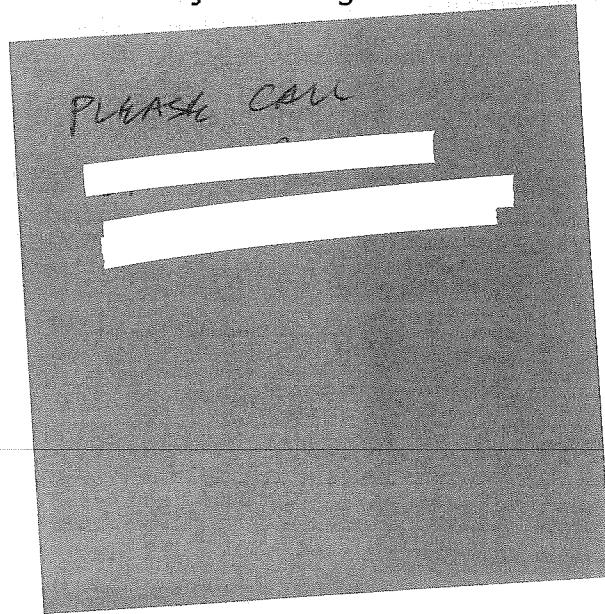
From: "Kylie Apodaca" <kyliea@ci.garden-grove.ca.us>
To: "Allison Mills" <allisonj@ci.garden-grove.ca.us>
Sent: Tuesday, September 8, 2015 1:50:42 PM
Subject: Complaint regarding electrical outlets

Hi Allison,

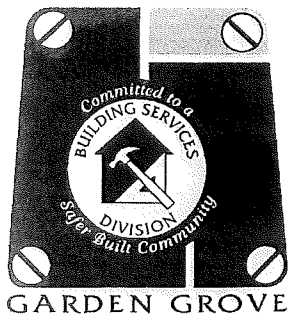
I received a call from an [redacted] today, saying that he rents a home here in Garden Grove and that the electrical outlets are all in very poor condition and he feels they are unsafe, but his landlord refuses to fix them. He said that he called code enforcement and several other departments, who referred him to us, but we can't really do much in terms of helping him. Have you or someone from your department spoken to him? I don't want to give him the run around, but I also want to make sure he isn't just fishing for the answer he wants from several different places.

Thanks,

Kylie Apodaca
Fire Inspector
Garden Grove Fire Department
kyliea@garden-grove.org
(714) 741-5630



2012 Maltese Cross_email small.png
55 KB



CITY OF GARDEN GROVE
BUILDING SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

11222 Acacia Parkway, Garden Grove, California 92840
Office (714) 741-5307 Inspection Requests (714) 741-5332

Inspection Report

Date: 9-14-15 Permit No.: 20150296

Address: 9811 DEWEY DR

Correction(s) Progress

*PLEASE CALL MY OFFICE AND SCHEDULE AN
INSPECTION OF YOUR PROPERTY*

**COMPLAINT FILED WITH CITY*

MIKE AUSTIN

714-741-5172

Inspector: _____



CI 5368 1420
7006 0100 0005 5000 0000 0000 0000 0000

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OFFICIAL USE

Postage	\$	Postmark Here 10-27-15
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: SUSAN KAY SCHAAR
Street, Apt. No., or PO Box No.: PO Box 14092
City, State, ZIP+4: IRVINE CA 92625

PS Form 3800, June 2002 See Reverse for Instructions

October 27, 2015

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

Subject: FINAL NOTICE: Notice of Violation at: 8811 Dewey Dr. Garden Grove, CA 92840

Dear Mr. Schaar,

Review of City records indicate a lack of progress on your part to correct violations as stated in the Notice of Violation letter mailed to you on September 23, 2015.

An inspection of your property was conducted on September 23, 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 filed with the City and after conducting an inspection of the property various items are in need of immediate repairs. Repair the broken/missing sliding glass door in the living room. Repair all electrical outlets throughout the dwelling which are not operating.
2. Install State Fire Marshall approved 10-year battery smoke detectors in in each room used for sleeping purposes and adjacent area and an approved carbon monoxide monitor.

We are requesting that you take immediate action to clear these violations. You are directed to obtain permits and commence work within 7-days of the date of this letter.

Should we not receive compliance within 7-days civil prosecution may become necessary. A Substandard Property Lien may be recorded on the property title with the County Recorder's office.

Page 2
8811 Dewey Dr
October 27, 2015

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call Michael Austin at (714) 741-5172 or our permit section at (714) 741-5307. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By: 

Michael Austin, Supervising Building Inspector

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STATE OF CALIFORNIA, COUNTY OF ORANGE

I am over the age of 18 and not a party to the within action; I am employed by the City of Garden Grove in the County of Orange at 11222 Acacia Parkway, Garden Grove, CA 92840.

On October 27, 2015 I served the foregoing document(s) described as

"7-DAY final notice of Violation"

- by placing
- The original a true copy thereof enclosed in sealed envelopes addressed as follows:

Susan Kay Schaar, PO Box 14092, Irvine, CA 92623

(BY MAIL, Certified or First Class) I placed said envelope(s) for collection and mailing, following ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and addressed as shown above, for deposit in the United States Postal Service. I am readily familiar with the practice of the CITY OF GARDEN GROVE for collection and processing for mailing with the United States Postal Service, and said envelope(s) will be deposited with the United States Postal Service on said date in the ordinary course of business.

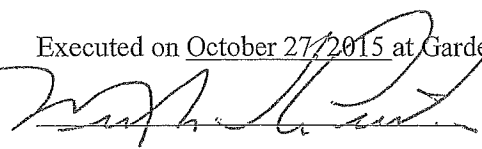
(BY OVERNIGHT DELIVERY) I placed said documents in envelope(s) for collection following ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and addressed as shown above, for collection and delivery to a courier authorized by (fill in - Federal Express/UPS/USPS) to receive said documents, with delivery fees provided for. I am readily familiar with the practices of the CITY OF GARDEN GROVE for collection and processing of documents for overnight delivery, and said envelope(s) will be deposited for receipt by (fill in - Federal Express/UPS/USPS) on said date in the ordinary course of business.

(BY FACSIMILE) I caused the above-referenced document to be transmitted to the interested parties via facsimile transmission to the fax number(s) as stated above.

(BY PERSONAL SERVICE) I hand delivered and posted the documents at the address listed.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on October 27, 2015 at Garden Grove, California.



Michael Austin
Supervising Building Inspector



CITY OF GARDEN GROVE
BUILDING SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

11222 Acacia Parkway, Garden Grove, California 92840
Office (714) 741-5307 Inspection Requests (714) 741-5332

Inspection Report

Date: 10-23-15 Permit No.: _____

Address: 8811 Dewey Dr

Correction(s) Progress

*Please call my office to
schedule a progress inspection*

714-741-5172

MIKE AMSTINE

Inspector: _____



CITY OF GARDEN GROVE

September 23, 2015

CERTIFIED

RETURNED 11/19/15

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

Dear Ms. Schaar,

Subject: Property Inspection at 8811 Dewey Dr., 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 September 23, 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 filed with the City and after conducting an inspection of the property various items are in need of immediate repairs. Repair the broken/missing sliding glass door in the living room. Repair all electrical outlets throughout the dwelling which are not operating.
2. Install State Fire Marshall approved 10-year battery smoke detectors in in each room used for sleeping purposes and adjacent area and an approved carbon monoxide monitor.

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

8811 DEWEY DR.

September 23, 2015

Page 2

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 Friday, October 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. I can be reached at (714) 741-5172). Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By:


Michael Austin

Supervising 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.

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STATE OF CALIFORNIA, COUNTY OF ORANGE

I am over the age of 18 and not a party to the within action; I am employed by the City of Garden Grove in the County of Orange at 11222 Acacia Parkway, Garden Grove, CA 92840.

On September 23, 2015 I served the foregoing document(s) described as

"Notice of Violation"

- by placing
- The original a true copy thereof enclosed in sealed envelopes addressed as follows:

Susan Kay Schaar, PO Box 14092 Irvine, CA 92623

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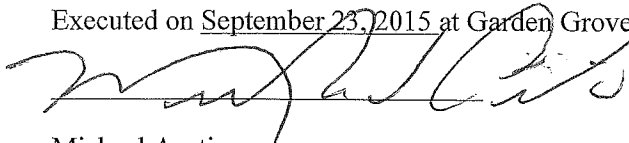
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(BY PERSONAL SERVICE) I hand delivered and posted the documents at the address listed.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 23, 2015 at Garden Grove, California.



Michael Austin

Supervising Building Inspector



GARDEN GROVE

P.O. BOX 3070
GARDEN GROVE, CA 92842

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US POSTAGE

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11-19-15*

CERTIFIED MAIL™
RETURN RECEIPT

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

EC: 92842307070 *1908-09967-23-41

2015



September 23, 2015

CERTIFIED

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

Dear Ms. Schaar,

Subject: Property Inspection at 8811 Dewey Dr., Garden Grove, CA 92841

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2. Install State Fire Marshall approved 10-year battery smoke detectors in in each room used for sleeping purposes and adjacent area and an approved carbon monoxide monitor.

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

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Postage	\$	Postmark Here 9-23-15
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: SUSAN KAY SCHAAR
 Street, Apt. No., or PO Box No.: PO Box 14092 IRVINE CA
 City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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.

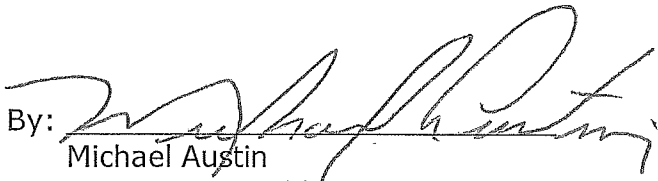
It is our intent to avoid the foregoing process and to minimize any unnecessary costs to you. Please take immediate action to complete the repair work required within the prescribed time frame. I am available to answer any questions you may have or to meet with you as necessary to establish the best 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 Friday, October 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. I can be reached at (714) 741-5172). Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By:


Michael Austin
Supervising 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.

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STATE OF CALIFORNIA, COUNTY OF ORANGE

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- by placing
- The original a true copy thereof enclosed in sealed envelopes addressed as follows:

Susan Kay Schaar, PO Box 14092 Irvine, CA 92623

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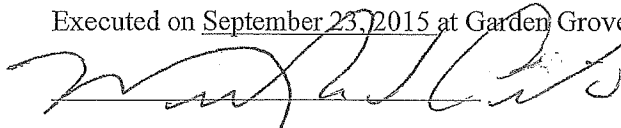
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(BY PERSONAL SERVICE) I hand delivered and posted the documents at the address listed.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on September 23, 2015 at Garden Grove, California.



Michael Austin

Supervising Building Inspector



December 8, 2015

CERTIFIED

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

Subject: Substandard Housing Conditions at 8811 Dewey Dr., Garden Grove CA

Dear Ms. Schaar,

As a result of your failure to comply with requests to make corrections to your property as identified in the Notice of Violation mailed to you on September 23, 2015, and a subsequent final notice on October 27, 2015 I have recorded a "Notice of Substandard Building" with the County Recorders office. Furthermore, I may prepare a Notice and Order referring this case to the City Attorney's office seven-days (7) from the date of this letter if permits are not obtained and corrections are not completed.

1. *Repair or replace the missing sliding glass door located in the living room. (currently boarded over)
2. Install State Fire Marshal approved 10-year smoke detectors in each room used for sleeping purposes and a carbon monoxide detector per its listing.
3. Repair the electrical outlet in the kitchen. (open ground)
4. *The kitchen sink faucets, bathroom tub/shower and bathroom sink faucet as well as the washing machine do not supply hot water as required by the CPC. Repair and replace any pipes, valves or fixtures as required to deliver hot water. The washing machine is missing the stand pipe and forcing the occupants to discharge waste water out the garage into the public way. Install an approved stand pipe.

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 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$	Postmark Here 12-8-15 8811 Dewey Dr.
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To
 SUSAN KAY SCHAAR
 Street, Apt. No.;
 or PO Box No. PO Box 14092
 City, State, ZIP+4 IRVINE CA

PS Form 3800, June 2002 See Reverse for Instructions

December 8, 2015
8811 Dewey Dr.
Page 2

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call Michael Austin at (714) 741-5172 or our permit section at (714) 741-5307. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By:


Michael Austin
Supervising Building Inspector

Recording Requested by:
Michael Austin

EXEMPT FROM RECORDING
FEE 6103

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

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

2015000635147 10:21 am 12/16/15

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GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

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

"NOTICE OF SUBSTANDARD BUILDING"
PURSUANT TO SECTION 106.3
December 7, 2015

IT
IP
MF

Pursuant to the provisions of Section 106.3 of the International Property Maintenance Code, 2012 Edition, as adopted by the City Council by Ordinance 2835 dated November 26, 2013, the following described property contains a substandard building and the owner as listed on the last tax assessment roll, one, Susan Kay Schaar 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 37 Tract No.3048, APN 132-022-17 as recorded in Book 132, Page(s) 02
of Miscellaneous Maps in the Office of the County Recorder of County of Orange,
State of California.

Also known as 8811 Dewey Dr., Garden Grove, California

CITY OF GARDEN GROVE
DEPARTMENT OF COMMUNITY DEVELOPMENT

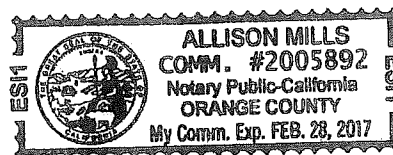

BILL TEWFIK
BUILDING OFFICIAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On December 8, 2015 before me, Allison Mills, Notary Public, personally appeared, Bill Tewfik, Building Official, 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.

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STATE OF CALIFORNIA, COUNTY OF ORANGE

I am over the age of 18 and not a party to the within action; I am employed by the City of Garden Grove in the County of Orange at 11222 Acacia Parkway, Garden Grove, CA 92840.

On December 8, 2015 I served the foregoing document(s) described as

"7-Day FINAL Notice Of Violation and Lien Recording"

by placing
 The original a true copy thereof enclosed in sealed envelopes addressed as follows:

Susan Kay Schaar, P.O. Box 14092 Irvine, CA 92623

(BY MAIL, Certified or First Class) I placed said envelope(s) for collection and mailing, following ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and addressed as shown above, for deposit in the United States Postal Service. I am readily familiar with the practice of the CITY OF GARDEN GROVE for collection and processing for mailing with the United States Postal Service, and said envelope(s) will be deposited with the United States Postal Service on said date in the ordinary course of business.

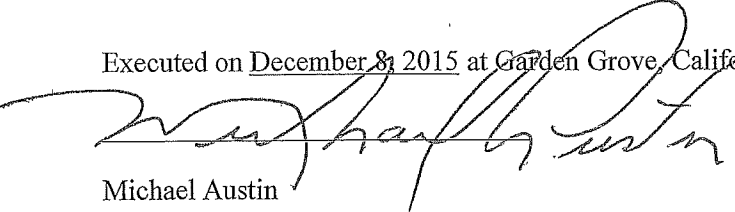
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(BY FACSIMILE) I caused the above-referenced document to be transmitted to the interested parties via facsimile transmission to the fax number(s) as stated above.

(BY PERSONAL SERVICE) I hand delivered and posted the documents at the address listed.

(State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on December 8, 2015 at Garden Grove, California.



Michael Austin
Supervising Building Inspector

Property Detail Report

For Property Located At :
8811 DEWEY DR, GARDEN GROVE, CA 92841-1613



Owner Information

Owner Name: **SCHAAR SUSAN KAY**
 Mailing Address: **PO BOX 14092, IRVINE CA 92623-4092 B002**
 Vesting Codes: **// TR**

Location Information

Legal Description: **N-TRACT: 3048 BLOCK: LOT: 37**
 County: **ORANGE, CA** APN: **132-022-17**
 Census Tract / Block: **880.01 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **307**
 Legal Book/Page: Map Reference: **15-D2 /**
 Legal Lot: **37** Tract #: **3048**
 Legal Block: School District: **GARDEN GROVE**
 Market Area: **62** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/19/2007 / 12/13/2007** Deed Type: **GRANT DEED**
 Sale Price:
 Document #: **742502** 1st Mtg Document #:

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: 1,994	Parking Type: GARAGE/CARPORT	Construction:
Living Area: 1,994	Garage Area: 441	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
Bath(F/H): 3 /	Basement Type:	Air Cond:
Year Built / Eff: 1956 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality:
# of Stories: 1.00	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning:	Acres: 0.20	County Use: SINGLE FAM RESIDENCE (1)
Lot Area: 8,800	Lot Width/Depth: 80 x 110	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$77,916	Assessed Year: 2015	Property Tax: \$1,278.88
Land Value: \$25,997	Improved %: 67%	Tax Area: 18084
Improvement Value: \$51,919	Tax Year: 2015	Tax Exemption:
Total Taxable Value: \$77,916		



CITY OF GARDEN GROVE

October 27, 2015

Returned 12/30/15

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

Case No. 2015296

Subject: FINAL NOTICE: Notice of Violation at: 8811 Dewey Dr. Garden Grove, CA 92840

Dear Mr. Schaar,

Review of City records indicate a lack of progress on your part to correct violations as stated in the Notice of Violation letter mailed to you on September 23, 2015.

An inspection of your property was conducted on September 23, 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 filed with the City and after conducting an inspection of the property various items are in need of immediate repairs. Repair the broken/missing sliding glass door in the living room. Repair all electrical outlets throughout the dwelling which are not operating.
2. Install State Fire Marshall approved 10-year battery smoke detectors in in each room used for sleeping purposes and adjacent area and an approved carbon monoxide monitor.

We are requesting that you take immediate action to clear these violations. You are directed to obtain permits and commence work within 7-days of the date of this letter.

Should we not receive compliance within 7-days civil prosecution may become necessary. A Substandard Property Lien may be recorded on the property title with the County Recorder's office.

Page 2
8811 Dewey Dr
October 27, 2015

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call Michael Austin at (714) 741-5172 or our permit section at (714) 741-5307. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By: 

Michael Austin, Supervising Building Inspector

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2 STATE OF CALIFORNIA, COUNTY OF ORANGE

3 I am over the age of 18 and not a party to the within action; I am employed by the City of Garden
4 Grove in the County of Orange at 11222 Acacia Parkway, Garden Grove, CA 92840.

5 On October 27, 2015 I served the foregoing document(s) described as

6 "7-DAY final notice of Violation"

7 by placing
8 The original a true copy thereof enclosed in sealed envelopes addressed as follows:

9 Susan Kay Schaar, PO Box 14092, Irvine, CA 92623

10 (BY MAIL, Certified or First Class) I placed said envelope(s) for collection and mailing, following
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12 shown above, for deposit in the United States Postal Service. I am readily familiar with the practice of the
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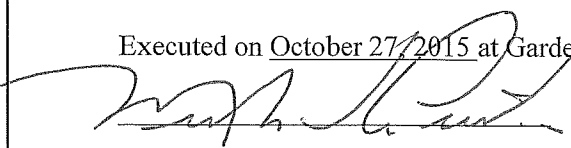
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26 (State) I declare under penalty of perjury under the laws of the State of California that the above
27 is true and correct.

28 Executed on October 27, 2015 at Garden Grove, California.


Michael Austin

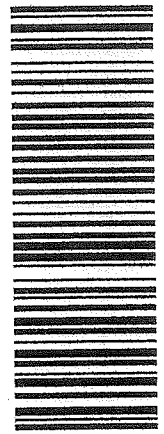
Supervising Building Inspector

GENERAL MAIL™



GARDEN GROVE

P.O. BOX 3070
GARDEN GROVE, CA 92842



7006 0100 0005 5368 1420

Hostler
10/27/2015
FIRST CLASS MAIL
\$06.735

POSTAGE
ZIP 92840
011D12602869

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

NOV 11 10 29 AM '15
917 FEB 1 0012/30/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92842307070 *0608-00262-27-43

January 12, 2016

CERTIFIED MAIL

Susan Kay Schaar
P.O. Box 14092
Irvine, CA 92623

COPY

RE: Notice and Order of Building Official to Repair Substandard Building
Location: 8811 Dewey Dr.

Name of Owner(s) of Record: Susan Kay Schaar
Address of Record Owner(s): P.O. Box 14092
Irvine, CA 92623

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 8811 Dewey Dr., which our records indicate is owned or controlled by you, was made on or about September 23, 2015, 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 September 23, 2015, 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 (*).

1. *Repair or replace the missing sliding glass door located in the living room. (currently boarded over) 2012 IPMC sec. [A] 102.2, [A] 108.1.5.1, 304.13, 304.15

2. Install State Fire Marshal approved 10-year smoke detectors in each room used for sleeping purposes and a carbon monoxide detector per its listing. 2012 IPMC sec. [A] 102.2, [F] 704.2.1-2,
3. Repair the electrical outlet in the kitchen. (open ground) 2012 IPMC sec. [A] 102.2, 604.3
4. *The plumbing supply and drain pipes are defective. The kitchen sink faucets, bathroom tub/shower and bathroom sink faucet as well as the washing machine do not supply hot water as required by the CPC and Health and Safety Code. (trickling flow) Repair and replace any pipes, valves or fixtures as required to deliver hot and cold water. The washing machine is missing the stand pipe and forcing the occupants to discharge waste water out the garage into the public way. Install an approved stand pipe. 2012 IPMC sec. [A] 102.2, [P] 502.1, [P] 504.1, [P] 504.3, 505.1, 505.3, 505.4, 506.1, 506.2,

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: If you should choose to abate by repair, permits shall be obtained by **January 19, 2016**.

Permits shall be obtained for those corrections noted with an asterisk (*) above and repair work of all corrections shall commence not later than **30** 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 **5:00 PM, Monday, February 16, 2016**. 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 8811 Dewey Dr. 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 (Michael Austin) at (714-741-5172) or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community Development Department
Karl Hill, Acting Community Development Director



Bill Tewfik
Building Official

INSPECTION #20150296

c: (Lienholder(s))

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STATE OF CALIFORNIA, COUNTY OF ORANGE

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"Notice and Order of the Building Official"

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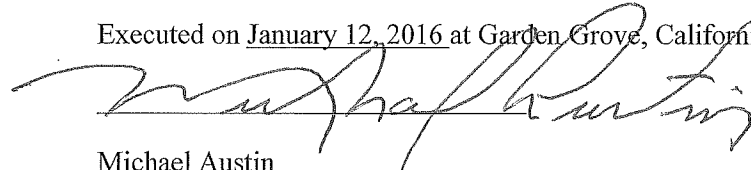
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Executed on January 12, 2016 at Garden Grove, California.



Michael Austin

Supervising Building Inspector



Welcome,
Mike
Austin!



Information for address: 8811 DEWEY DR

Search

8811 DEWEY DR Garden Grove, CA 92841

[Edit](#)

Inspection Zone	
X	K
Y	5

Address 8811 DEWEY DR

City Garden Grove

State CA

Zip 92841

Holds 2 holds [Add a new hold](#)

Parcels

Address	Parcel	Assessor Information	
		Owner	Owner Address
1 8811 DEWEY DR	13202217	SCHAAR,SUSAN KAY TRUST	(no street address) COSTA MESA,CA 92628

Permits

Permit	Issued	Project Name	Work Description	Phase
1 11722M	None		BATHROOM FLOOR,BEAN W/TERMITES & MORE THROUGHOUT THE UNIT	unknown
2 14137m	Dec 18, 2003		TYPE: RESIDENTIAL GARAGESCOMPLAINT. PERMITTED ADDITION IN DANGER OF COLLAPSE	unknown
3 45797	Dec 17, 1998		TYPE: PLUMBING. REPLACE WATER LATERAL FROM METER TO HOUSE.	Inspections
4 26271	Nov 22, 1994		TYPE: REPAIRS. T.O. EXISTING, SHEAT & REROOF WITH COMP	Finalled (Closed)
5 143394A	Nov 01, 1985		TYPE: SOLAR UNIT INSTALLATIONS. BUILDING SOLAR UNIT INSTALLATIONS	Inspections

Applications

No applications found for this location.

Assessor Info



Building Abatement System

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

Tuesday, January 12, 2016

CASE# 20150296

8811 DEWEY DR - R1

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

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

[Report](#)

[Inspections](#)

[Photos](#)

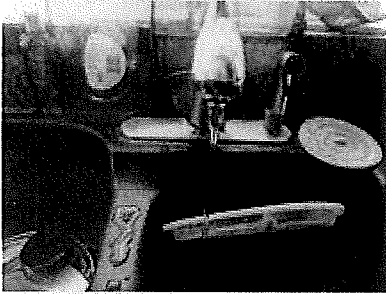
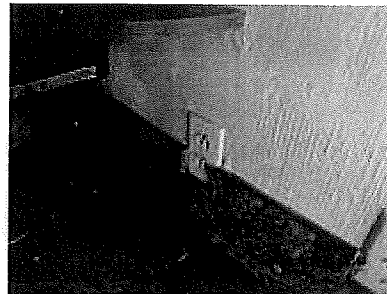
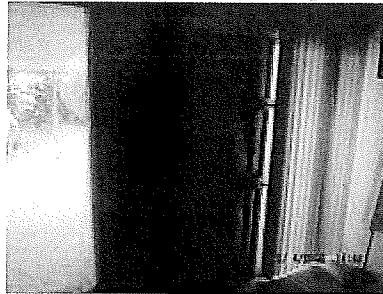
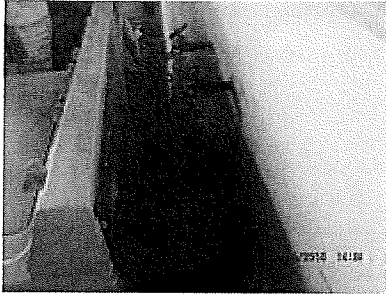
[Notices/Documents](#)

[Comments](#)

New Photos:

[Download all photos](#)

Photos taken on: 12/04/15



Photos taken on: 09/23/15

