



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# 123094

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 04/11/07 - 12:00 AM **N.O.V Date:** 04/11/07

Reinspection: **Closed Date:** 06/12/07

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 123095

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 04/11/07 - 12:00 AM **N.O.V Date:** 04/11/07

Reinspection: **Closed Date:** 06/12/07

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

04.1 Storage of Debris

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 123096

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 04/11/07 - 12:00 AM **N.O.V Date:** 04/11/07

Reinspection: **Closed Date:** 06/12/07

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

01 Inoperative Vehicle

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127137

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/08/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

03 Parking on the Unpaved

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127138

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/08/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

01 Inoperative Vehicle

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127139

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/08/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

04.1 Storage of Debris

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127140

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/08/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127141

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/08/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

07.9 Landscape Maintenance

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 127142

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 11/15/07 - 12:00 AM **N.O.V Date:** 11/15/07

Reinspection: **Closed Date:** 06/24/09

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

10.4 No Address Visible

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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# 144860

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 03/16/10 - 03:02 PM **N.O.V Date:** 04/27/10

Reinspection: **Closed Date:** 05/19/10

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

overgrown vegetation

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: DAVID DE KOKER & KOKER J PODKOWINSKI,DE **Phone #:** None.

Address: PO BOX 535, GARDEN GROVE, CA, 92842

Inspection Report

05/19/10 - 07:17 AM

Patti Petruzzelli

I called Mr. DeKoker on May 13 and he was already at the house mowing the lawn. I went to the property yesterday and the lawn is mowed, close case.

05/13/10 - 12:49 PM

Patti Petruzzelli

I received an anonymous call this morning regarding the lawn being overgrown. I advised the person I had already contacted Mr. De Koker by letter and would call him today.

05/13/10 - 12:48 PM

Patti Petruzzelli

I called Mr. De Koker and he is at the property right now mowing the lawn. He stated he will be finished this afternoon.

04/27/10 - 04:36 PM

Patti Petruzzelli

I went to the property yesterday and the lawn is still very overgrown. Send 2nd notice.

04/26/10 - 07:14 AM

Patti Petruzzelli

I went to the property Thursday and the lawn is still very overgrown.

03/16/10 - 03:03 PM

Patti Petruzzelli

overgrown vegetation, send a notice

March 16, 2010

DAVID DE KOKER & KOKER J PODKOWINSKI,DE
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: **Municipal Code Violations at 11191 RAINIER CT**

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):

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 must be completed within **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) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

NOTICE OF VIOLATION

April 27, 2010

DAVID DE KOKER & KOKER J PODKOWINSKI, DE
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

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(s). A re-inspection has confirmed these conditions still exist on your property.

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 must be completed within **7 day(s)** from the date of this notice.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



[Download all photos](#)

Photos taken on: Unknown



Photos taken on: 04/26/10





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# 146402

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 06/17/10 - 10:14 AM **N.O.V Date:** 07/08/10

Reinspection: **Closed Date:** 08/12/10

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

01 Inoperative Vehicle

07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

overgrown vegetation and inoperative vehicles

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: DAVID DE KOKER & J PODKOWINSKI DE KOKER **Phone #:**

Address: PO BOX 535, GARDEN GROVE, CA, 92842

Inspection Report

08/12/10 - 09:18 AM

Patti Petruzzelli

I met Mr. De Koker at the property on the date requested and he had all the work done. Close case.

07/26/10 - 10:17 AM

Patti Petruzzelli

I received a call from Mr. De Kokker this morning requesting I do the re-check at 4:00 pm so he could be there.

07/19/10 - 12:43 PM

Patti Petruzzelli

I received messages on my voicemail from Mr. De Koker on Tuesday, July 13 and Wednesday, July 14 regarding the notices he received. I was out of the office last week so I returned his call this morning. He said he had a tooth infection and had to have a double root canal so was unable to get the property cleared. He asked for a one week extension to get everything done. He said he didn't want me to think he was ignoring me. Extended to Monday, July 26.

07/07/10 - 11:42 AM

Patti Petruzzelli

I went to the property this morning. The beds of 2 of the trucks are now covered but are filled with debris as is the uncovered truck. The lawn has not been mowed and the back yard is especially overgrown. There are cobwebs and flat tires on the vehicles. Since I have already contacted the property owner and he said it would be done 10 days ago I am sending an invoice.

06/28/10 - 02:12 PM

Patti Petruzzelli

I went back to the property on Thursday and the property looked the same. I called Mr. DeKoker and he said he would take care of it this weekend. I went to the property this morning and he hasn't done anything.

06/17/10 - 10:16 AM

Patti Petruzzelli

I went to the property and the front yard is starting to get overgrown, the backyard is grossly overgrown and there are inoperative vehicles on the driveway. A red Toyota, license _____ and a rusted white Toyota truck, license _____. Send a notice.

June 17, 2010

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: **Municipal Code Violations at 11191 RAINIER CT**

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):

Apparent inoperative vehicles on the driveway. The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

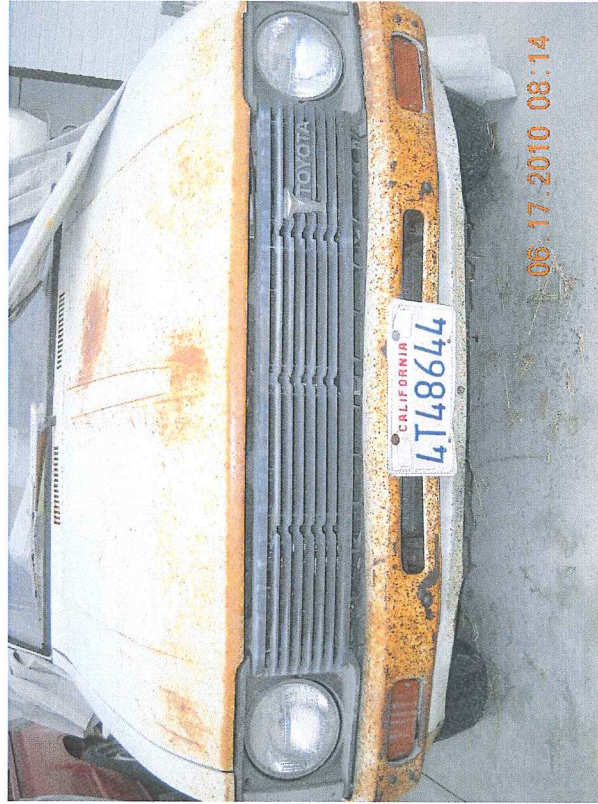
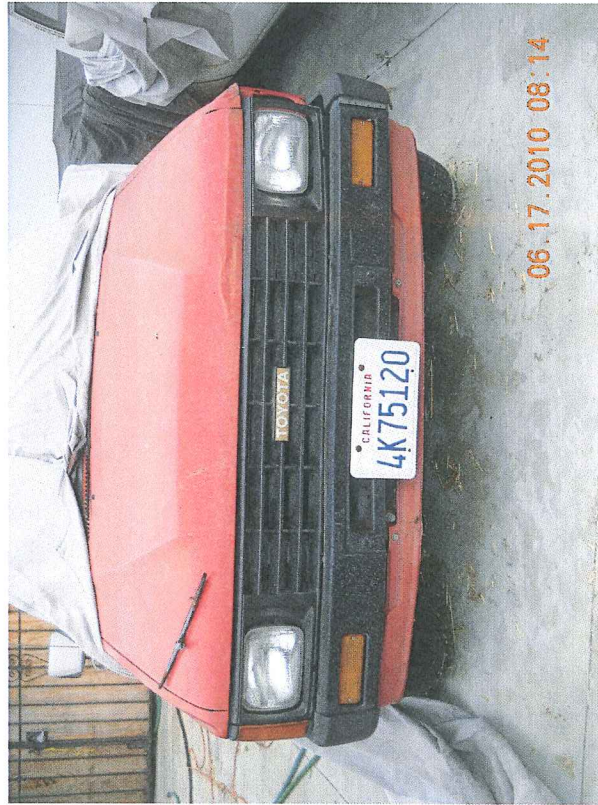
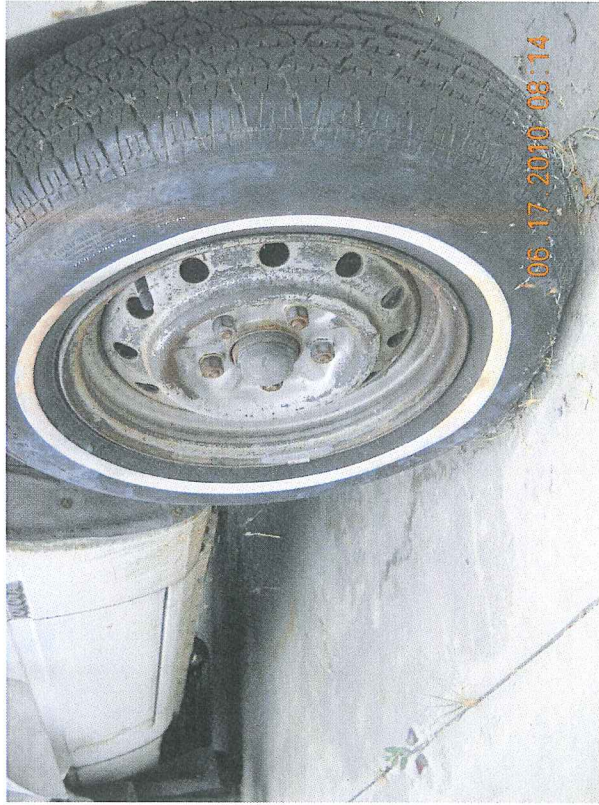
Overgrown vegetation in the front and rear yard. Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove 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 must be completed within **10 day(s)** from the date of this notice.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



NOTICE OF VIOLATION

June 29, 2010

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

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(s). A re-inspection has confirmed these conditions still exist on your property.

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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 must be completed within **10 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) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli

Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



July 08, 2010

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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)).

You are receiving an invoice for \$70.00 for an inspection on July 7, 2010, where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli





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# 148899

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 12/15/10 - 12:51 PM **N.O.V Date:** 04/14/11

Reinspection: **Closed Date:** 05/10/11

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

- 01 Inoperative Vehicle
- 04.1 Storage of Debris
- 07.1 Overgrown Vegetation

EXPLANATION OF VIOLATION / COMPLAINT:

Inoperative vehicles, debris and extremely overgrown vegetation

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: DAVID DE KOKER & JOAN PODKOWINSKIDE
KOKER

Phone #: None.

Address: PO BOX 535, GARDEN GROVE, CA, 92842

Inspection Report

05/10/11 - 12:10 PM

Patti Petruzzelli

I went to the property yesterday and the work is done, close case.

05/04/11 - 11:29 AM

Patti Petruzzelli

I went to the property Monday. Mr. De Kokker already had the lawn mowed and was working on getting the vehicles running. He said he would be done with everything Thursday.

04/27/11 - 02:34 PM

Patti Petruzzelli

I went to the property today. The grass/weeds are approximately 5 feet high. I called Mrs. and she said her husband told her he mowed the lawn. She said he must have lied to her. I advised if not done this week they will receive Administrative Citation for \$1000.

04/14/11 - 09:27 AM

Patti Petruzzelli

I had to print the admin cite notice 3 times because of line up problems.

04/14/11 - 07:55 AM

Patti Petruzzelli

I went to the property yesterday. The vehicles were all covered nicely but the lawn is extremely overgrown. Send an Administrative Cite notice.

03/15/11 - 02:14 PM

Patti Petruzzelli

I went to the property on February 16, 2011 and the lawn was overgrown. I called Mr. De Koker and he said he would take care of the lawn that weekend. (Photos in file) I went to the property February 24, 2011 and the work still wasn't done. I called Mr. De Koker and he said he has been in New York and will get the work done. I advised I would have to send another invoice if not done. (Photos in file) I went to the property today and the work still wasn't done. I called Mr. De Koker and the phone was disconnected. I called his wife and advised the DA would probably get involved again if the lawn isn't done. She will have him do it now. Send another invoice and re-check Monday.

01/17/11 - 05:03 PM

Patti Petruzzelli

I went to the property today and there has been no progress. Send an invoice.

01/05/11 - 08:29 AM

Patti Petruzzelli

I went to the property and there has been no progress. Send 2nd notice.

12/15/10 - 01:03 PM

Patti Petruzzelli

I went to the property today just to check on it and the lawn is completely overgrown again in the front and back yard. The back yard is full of debris and there are 3 inoperative vehicles on the driveway. A rusted out white Toyota truck, , a red Toyota truck, and a covered vehicle with flat tires. I could see inside of the house and it is covered floor to ceiling in junk. Send a written notice and call Mr. De Koker. I called Mr. De Koker, He stated he has been in New York for a month and just got back. He stated he will go to the property tomorrow and start the work. I advised him of the violations. I also told him there possibly could be someone staying on the property because there were food containers on the driveway and in the yard.

Photos taken on: 05/02/11



Photos taken on: 04/27/11



Photos taken on: 04/13/11



Photos taken on: 01/17/11



Photos taken on: 12/15/10



NOTICE OF ADMINISTRATIVE CITATION

April 14, 2011

DAVID DE KOKER & JOAN PODKOWINSKIDE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since December 15, 2010. You were previously notified, in writing and by telephone and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violation(s):

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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))

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

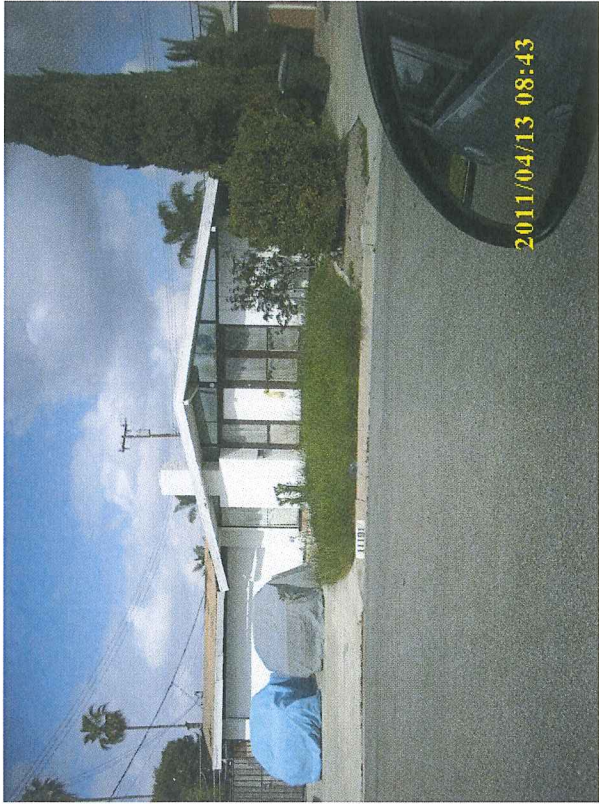
Any and all additional inspections that are necessary after the final completion date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within 14 from the date of this notice. Additionally, failure to correct the above violation(s) will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are Monday through Thursday 7:00 a.m. to 6:00 p.m.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



NOTICE OF ADMINISTRATIVE CITATION

April 14, 2011

DAVID DE KOKER & JOAN PODKOWINSKIDE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since December 15, 2010. **You were previously notified, in writing and by telephone** and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violation(s):

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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))

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

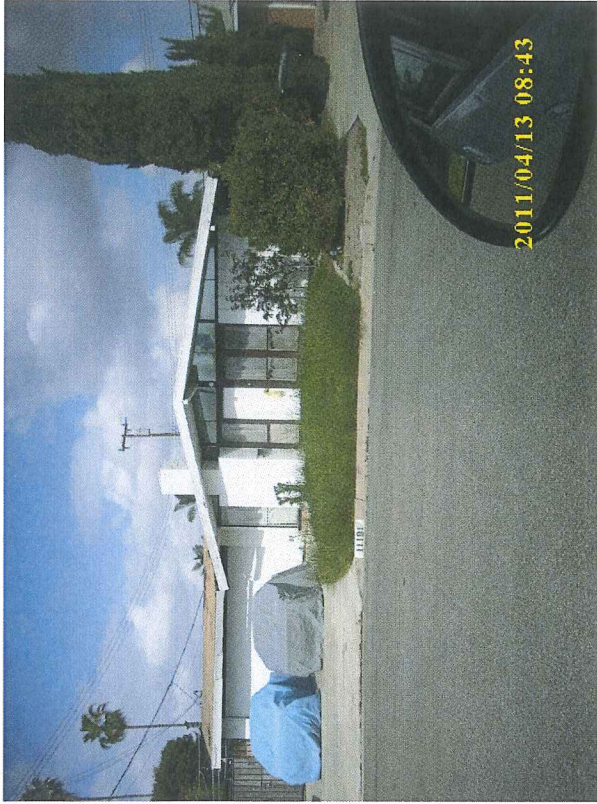
Any and all additional inspections that are necessary after the final completion date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within 14 from the date of this notice. Additionally, failure to correct the above violation(s) will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are Monday through Thursday 7:00 a.m. to 6:00 p.m.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



NOTICE OF ADMINISTRATIVE CITATION

April 14, 2011

DAVID DE KOKER & JOAN PODKOWINSKIDE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since December 15, 2010. **You were previously notified, in writing and by telephone** and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violation(s):

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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))

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

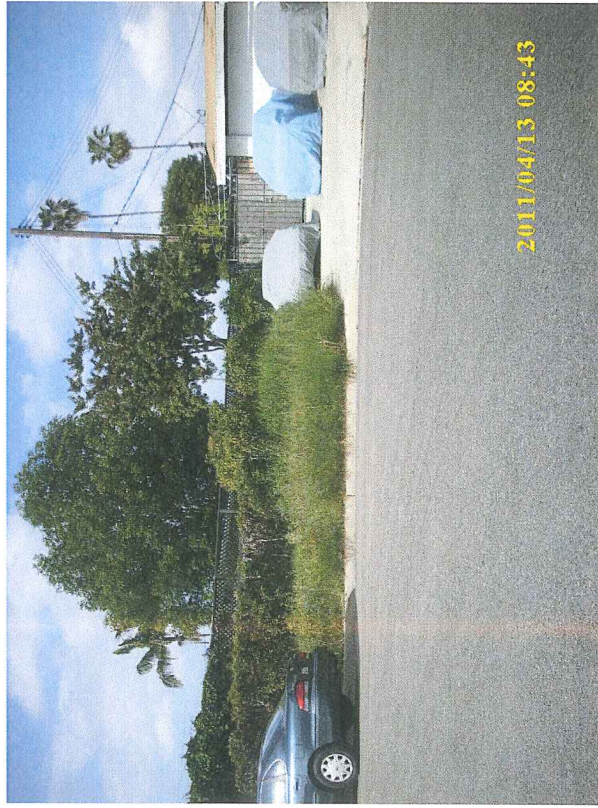
Any and all additional inspections that are necessary after the final completion date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within 14 from the date of this notice. Additionally, failure to correct the above violation(s) will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are Monday through Thursday 7:00 a.m. to 6:00 p.m.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



March 15, 2011

DAVID DE KOKER & JOAN PODKOWINSKIDE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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)).

You are receiving an invoice for \$100.00 for an inspection on March 15, 2011 , where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

January 17, 2011

DAVID DE KOKER & JOAN PODKOWINSKIDE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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)).

You are receiving an invoice for \$70.00 for an inspection on January 17, 2011 , where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli





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# 151871

11191 RAINIER CT - R1

Proactive Report

Inspector: Patti Petruzzelli **RD#** 091

Date/Time: 07/21/11 - 08:45 AM **N.O.V Date:** 01/10/12

Reinspection: **Closed Date:** 05/04/12

Referred to N.I.:

COMPLAINING PARTIES

None.

VIOLATION CODE:

- 01 Inoperative Vehicle
- 04.1 Storage of Debris
- 07.1 Overgrown Vegetation
- 23 Uniform Building Code Violation(s)

EXPLANATION OF VIOLATION / COMPLAINT:

overgrown vegetation

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: DAVID DE KOKER & J PODKOWINSKI DE KOKER **Phone #:** None.
Address: PO BOX 535, GARDEN GROVE, CA, 92842

Inspection Report

05/04/12 - 09:53 AM

Patti Petruzzelli

I went to the property yesterday and the lawn has been mowed, close.

04/18/12 - 09:21 AM

Patti Petruzzelli

Last week I called the property owner and advised they need to go clean up the property. I went back yesterday and there was no compliance. Leave 1 more message. I left a message on Mrs. De Koker's phone.

01/03/12 - 09:47 AM

Patti Petruzzelli

I went to the property yesterday. There are inoperative vehicles with flat tires on the driveway, there is an inoperative truck and the truck bed is full of debris. The lawn is overgrown. The garage is deteriorating and the eaves on the house look termite infested. There has been no response from the property owners and no changes on the property. A neighbor came up to my car yesterday and said they are so tired of the condition of the property. I explained I have been invoicing the property owner but there has been no contact. The house is still vacant. Upon re-inspection I noticed a large amount of debris, the vehicles on the driveway have flat tires and the eaves on the house look termite infested. Add these to the violations. Send another invoice.

11/29/11 - 07:59 AM

Patti Petruzzelli

No change on the property. Send another invoice.

10/06/11 - 09:19 AM

Patti Petruzzelli

No change on the property. Another invoice sent.

09/07/11 - 10:27 AM

Patti Petruzzelli

I checked the property on 8-29-11 and the lawn still was not mowed. Photo in file.

08/22/11 - 08:49 AM

Patti Petruzzelli

The lawn is still overgrown. Send invoice.

08/10/11 - 08:36 AM

Patti Petruzzelli

I went to the property 8-8-11 and the lawn is still overgrown. Send 2nd notice.

07/21/11 - 08:46 AM

Patti Petruzzelli

I went to the property and the lawn is overgrown. Send a notice.

January 10, 2012

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

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)).

You are receiving an invoice for \$70.00 for an inspection on January 10, 2012, where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



November 29, 2011

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

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)).

You are receiving an invoice for \$100.00 for an inspection on November 28, 2011, where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



October 06, 2011

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

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)).

You are receiving an invoice for \$100.00 for an inspection on October 3, 2011 , where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

August 22, 2011

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

11191 RAINIER CT

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the Garden Grove Municipal Code violations on your property.

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)).

You are receiving an invoice for \$70.00 for an inspection on August 18, 2011, where it was confirmed that the violation still exists. If additional inspection(s) are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance. **Please note the City of Garden Grove now has an Administrative Citation in place which has a fee of \$1,000 for each offense.**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the violations may also result in the issuance of a misdemeanor citation or referral to the City Attorney for prosecution or the above mentioned Administrative Citation.

If you have any questions concerning this matter, please call (714) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



NOTICE OF VIOLATION

August 10, 2011

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: Municipal Code Violations at 11191 RAINIER CT

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(s). A re-inspection has confirmed these conditions still exist on your property.

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))

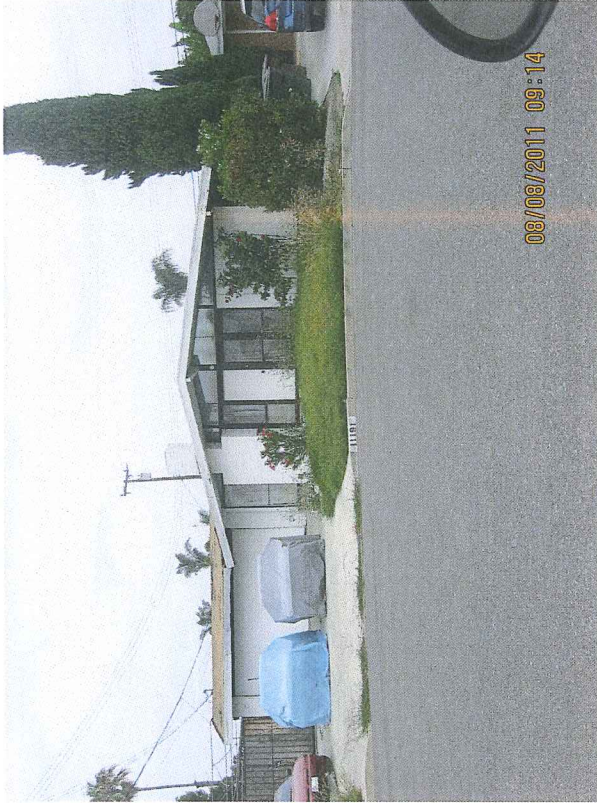
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **7 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

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) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



July 21, 2011

DAVID DE KOKER & J PODKOWINSKI DE KOKER
PO BOX 535
GARDEN GROVE, CA, 92842

Subject: **Municipal Code Violations at 11191 RAINIER CT**

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):

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 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) 741-5354. My work days are Monday through Thursday.

Patti Petruzzelli
Code Enforcement Officer

11191 RAINIER CT
Patti Petruzzelli



Photos taken on: 08/29/11



Photos taken on: 08/16/11



Photos taken on: 08/08/11



Photos taken on: 07/19/11



Photos taken on: 01/01/80

