



# 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# 158148**

**11191 RAINIER CT - R1**

Reactive Report

**Inspector:** Ralph Hernandez **RD#** 091

**Date/Time:** 04/22/13 - 03:03 PM **N.O.V Date:** 11/18/14

**Reinspection:** **Closed Date:**

**Referred to N.I.:**

## COMPLAINING PARTIES

**Name:** anonymous **Phone:** None.

## VIOLATION CODE:

01 Inoperative Vehicle

04.1 Storage of Debris

07.1 Overgrown Vegetation

07.6 Unpainted Building/Graffiti

## EXPLANATION OF VIOLATION / COMPLAINT:

inops/weeds

## PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** DAVID DE KOKER **Phone #:** None.

**Address:** P.O. BOX 535 , GARDEN GROVE,CA 92842-0535

**Property Owner:** DAVID DE KOKER **Phone #:** None.

**Address:** 11191 RAINIER CT, GARDEN GROVE, CA 92841

# Inspection Report

**04/21/16 - 11:53 AM**

**Ralph Hernandez**

on site: met with Mr Dekoker. as before, property showed no signs of compliance whatsoever: weeds and dead/overgrown vegetation (front and rear) inoperable vehicles, misc debris front and rear. I asked why he hasn't completed the work as directed. He claimed that he's been out of state (New York) again, dealing with family health problems and numerous financial setbacks. I stated he mentioned something similar on earlier occasions and that he assured me on those occasions that his personal out-of-state issues would not impact his compliance. He apologized and stated he was "determined to get it all done" now that he's back in CA. He asked where the City is in regard to enforcing this case: I reiterated everything I've mentioned before, including all of the missed deadlines, despite our compliance extensions and mentioned all applicable punitive measures taken so far, including invoices for non-compliance and the pending legal actions such as receivership and nuisance abatement that await him since he has not complied. Mr. Dekoker stated someone broke into his personal car and stole the keys to the house, the padlocks on site and the cars stored here, so he can't access the rear yard or the vehicles stored at this address, so he now has no current way to start them. He stated a locksmith was pending arrival for re-keying. He also stated he would be installing water-wise landscaping and schedule regular landscape maintenance. He asked for Public Works contact for CA native vegetation information. Mr. Dekoker swore he would comply in full in the next 14 days. He stated the following: he will remove all visible dead/overgrown vegetation, begin re-landscaping the front yard, remove all inop-vehicles and all debris front and rear by my follow-up inspection date on 5-5-16. Mr. Dekoker told me he wanted to personally apologize to his neighbors and to the City for failing to meet agreed upon deadlines and follow our directions.

**04/20/16 - 04:37 PM**

**Ralph Hernandez**

from comments: 04/20/16 - 04:25 PM

came to the reception desk to say he just met DeKoker who is at the property now. They had words about the state of the property. Gave him Ralph's card and Attorney's phone number. He wanted me to note that he holds the City responsible for the inability to clean up this property and may contact the news-JC

**04/12/16 - 04:57 PM**

**Ralph Hernandez**

per Sup Mills, after discussion with City Atty, criminal charges not to be pursued at this time as property owner appears to be out of state, unreachable. Receivership not to be pursued at this time upon recommendation of Mike Austin, due to lack of serious on site structural issues. enforcement stalled pending recovery of receivership costs for CASE# 159586 at 11461 Westminster. Per Sup Mills, upon recovery, such funds from the above case may then be pooled as a sort of "general fund" and then used to address violations on site at this location.

**03/30/16 - 11:00 AM**

**Ralph Hernandez**

on site: weedy vegetation, inops on site, no changes/improvement

**03/02/16 - 05:14 PM**

**Ralph Hernandez**

on site: weedy vegetation, inops on site, no changes/improvement

**02/16/16 - 11:54 AM**

**Ralph Hernandez**

on site: weedy vegetation, inops on site, no changes/improvement

**02/11/16 - 04:42 PM**

**Ralph Hernandez**

**01/27/16 - 04:56 PM**

**Ralph Hernandez**

1-26-16: on site: no rear yard access, property appears more or less as observed during my last inspection

**01/06/16 - 12:11 PM**

**Ralph Hernandez**

on site: no access to rear yard. front/driveway area appears the same as last inspection. small section of roof line collapsed, possibly due to rain.

**01/06/16 - 12:08 PM**

**Ralph Hernandez**

From: "Ralph Hernandez" To: "Allison Mills" Cc: "Nida Watkins" , "Michael Austin" Sent: Tuesday, January 5, 2016 12:40:42 PM Subject: Re: Receivership Cases Hi all. My last inspection was approximately two weeks ago. My notes from that day are as follows: "Mr DeKoker was not present. The front yard has been cleared of debris and vegetation, however the same inops remain on site, but are now covered with tarps. The side yard gate was wide open, so I inspected the side and rear yard. There was no compliance whatsoever. Weeds and heavy overgrowth take up much of the rear yard and pool area and miscellaneous debris was visible in all areas. Numerous, unfinished structural issues remain as well." To my knowledge, nothing has changed since then. The property, in my opinion, is a nuisance and with its often unattended and accessible rear-yard pool, is potentially unsafe as well. I strongly doubt that, even if Mr DeKoker were to comply, he would continue to maintain the property for any reasonable length of time. Having used every option at Code's disposal at this stage, with no real compliance, I am 100% in support of going forward with a receivership. Thanks. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353 From: "Allison Mills" To: "Ralph Hernandez" , "Michael Austin" Cc: "Nida Watkins" Sent: Tuesday, January 5, 2016 11:27:10 AM Subject: Fwd: Receivership Cases Ralph and Mike, What are your thoughts on moving forward with the receivership for the DeKoker property? What are your thoughts on Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139

**12/17/15 - 12:33 PM**

**Ralph Hernandez**

**12/17/15 - 11:50 AM**

**Ralph Hernandez**

on site: front yard has been cleared of debris and vegetation. inops remain on site, but are now covered with tarps. side yard gate was open, inspected side and rear yard, no compliance whatsoever: weeds and heavy overgrowth, misc debris, unfinished structural issues, etc.

**12/07/15 - 12:31 PM**

**Ralph Hernandez**



**12/07/15 - 12:25 PM**

**Ralph Hernandez**

On site: met with Mr DeKoker. He was working when I arrived. He has not completed the work as described on 11-30-15. Only half (the Northern side) of the visible front yard has been cleared of vegetation/debris. the remaining South side, still has high weeds/vegetation and a large pile of cut vegetation was on site, although Mr DeKoker stated he will have this portion cleared by immediately and the front completely in compliance by next Monday. this includes the inop automobiles in the driveway. Mr DeKoker claimed he didn't plan on working the rear yard today so he did not bring the key to unlock the gates, although he admitted that the back yard remains overgrown and the required structural repairs, as ordered by the Bldg Dept, have NOT been completed. he stated he will be addressing that as well next week. Mr DeKoker reiterated that he has been out of state (New York) addressing family matters but is now in CA full-time again and we be on-site to finish all necessary work. We discussed the potential penalties he is facing for continued non-compliance, including but not limited to: additional fines, criminal prosecution, receivership, etc. he stated he will continue to work on the house until he is in compliance. I advised him I will be re-inspecting approximately 7 days from today.

**11/30/15 - 12:27 PM**

**Ralph Hernandez**

**11/30/15 - 12:16 PM**

**Ralph Hernandez**

**11/30/15 - 11:30 AM**

**Ralph Hernandez**

on site: Mr DeKoker was present, he had several trash containers filled with vegetation and debris. he stated he has been out of state for a while, but is now back in CA and ready to complete the remaining work on site. He stated he will be at the property the rest of this week and plans to complete removal of all weeds/overgrown/dead vegetation, debris removal etc by Sunday, Dec 6, 2015. He stated he has not been in contact with the City Atty or any other City employee and provided a current ph # 315-530-3899. I managed to take only one photo before my camera's battery "died"

**11/05/15 - 04:12 PM**

**Ralph Hernandez**

**10/13/15 - 01:43 PM**

**Ralph Hernandez**

**09/22/15 - 04:17 PM**

**Ralph Hernandez**

**09/21/15 - 04:58 PM**

**Ralph Hernandez**

on site: no changes. spoke with an adjacent neighbor. I gave him a brief summary of case status.

**08/25/15 - 03:56 PM**

**Ralph Hernandez**

on site: no changes/no compliance.

**08/18/15 - 02:51 PM**

**Ralph Hernandez**

**08/17/15 - 04:33 PM**

**Ralph Hernandez**

**08/17/15 - 11:03 AM**

**Ralph Hernandez**

**08/14/15 - 04:13 PM**

**Ralph Hernandez**

**08/14/15 - 03:20 PM**

**Ralph Hernandez**

on site: no compliance. heavily overgrown/weedy vegetation, debris, inop vehicles, scattered tools and construction materials.

**08/13/15 - 03:00 PM**

**Ralph Hernandez**

**08/03/15 - 10:25 AM**

**Ralph Hernandez**

no compliance: weeds, inops, debris.

**07/20/15 - 11:05 AM**

**Ralph Hernandez**

no compliance: weeds, inops, debris.

**07/08/15 - 01:30 PM**

**Ralph Hernandez**

**07/07/15 - 02:29 PM**

**Ralph Hernandez**

**07/01/15 - 04:56 PM**

**Ralph Hernandez**

**06/15/15 - 07:44 AM**

**Ralph Hernandez**

**06/10/15 - 11:34 AM**

**Ralph Hernandez**

**05/13/15 - 04:43 PM**

**Ralph Hernandez**

call from Diane Belair: no follow up or contact from Mr DeKoker. She agreed that it appears that work has ceased. She stated she notified Atty Wong.

**05/13/15 - 04:43 PM**

**Ralph Hernandez**

**05/13/15 - 11:49 AM**

**Ralph Hernandez**

no activity on site: vehicles in driveway are loaded with construction materials, weeds surfacing, misc tools in driveway.

**05/06/15 - 02:16 PM**

**Ralph Hernandez**

**04/24/15 - 03:58 PM**

**Ralph Hernandez**

on site: property is very clean. unable to access rear yard area/can not confirm status of remaining repairs. from the side of the home, some fascia boards remain unpainted. overgrown vegetation appears to be cleared. notice on site from Diane Belair, Bldg Dept, dated 4-23-15, requesting call-back/appointment for re-inspection.

**03/25/15 - 04:56 PM**

**Ralph Hernandez**

**03/25/15 - 04:44 PM**

**Ralph Hernandez**

on site spoke with Mr. DeKoker, he stated he has been in New York to tend to his mother-in-law who was injured in an accident, still, he has completed quite a bit of additional structural work. The roof, shingling and overhangs appear completed. The permit for this work (#14-3034) has now been finalized. Mr DeKoker is still working on completing the electrical installation and exterior sheeting/drywalling along the rear yard side of the property. Additionally, a small amount of vegetation/debris needs to be cleared along the rear yard fence. Mr. DeKoker requested an additional extension of 30 days to complete the above remaining tasks. I advised him I would submit his request to the City Attorney.

**02/27/15 - 11:32 AM**

**Ralph Hernandez**

**02/26/15 - 04:56 PM**

**Ralph Hernandez**

**02/26/15 - 04:56 PM**

**Ralph Hernandez**

From: "Diane Belair" To: "Ralph Hernandez" Sent: Tuesday, February 24, 2015 8:46:57 AM Subject: Re: 11191 Rainier Hi Ralph, Michael and I discussed Mr. De Koker's request for a 60 day extension of time. Mr. De Koker has shown progress by calling for a roof sheathing inspection yesterday and passing the inspection. We are willing to grant him a 30 day extension of time, and then if substantial progress is shown, we will be willing to grant him an additional 30 days to complete all the required repairs. Thank you, Diane Belair From: "Michael Austin" To: "Diane Belair" Sent: Tuesday, February 24, 2015 8:00:27 AM Subject: Fwd: 11191 Rainier Diane please review and comment. Thanks Michael Austin Supervising Building Inspector Building Services Division Community Development Department (714) 741-5172

**02/24/15 - 07:47 AM**

**Ralph Hernandez**

----- Original Message ----- From: "Ralph Hernandez" To: "Michael Austin" Cc: "Allison Mills" , "Nida Watkins" , "Susan Emery" Sent: Tuesday, February 24, 2015 7:34:46 AM Subject: Fwd: 11191 Rainier Good morning Mike. I was on site at 11191 Rainier yesterday. Can you review my summary below and let me know if you agree to Mr DeKoker's request? Thank you. Ralph Hernandez Code Enforcement Department City of

**02/23/15 - 11:04 AM**

**Ralph Hernandez**

**02/23/15 - 10:59 AM**

**Ralph Hernandez**

on site: met with Mr DeKoker. He allowed me full access to the location: a roofing crew was on site, work ongoing as I arrived. Some backyard debris remains for which Mr DeKoker apologized and stated was made difficult to remove due to this past weekend's inclement weather. As he was previously directed to complete ALL work by today's date, but has not done so, Mr DeKoker requested a 30 day compliance extension to address the following: all remaining rear yard vegetation, all remaining debris, draining of the unused pool. Mr DeKoker stated the roofing and repair of the rear-side exterior walls and windows should be completed within 60 days from today's date. I stated I would submit his request to our City Attorney asap.

**02/02/15 - 04:59 PM**

**Ralph Hernandez**

**02/02/15 - 01:55 PM**

**Ralph Hernandez**



**02/02/15 - 10:40 AM**

**Ralph Hernandez**

on site: Mr DeKoker and his wife allowed me full access to property, front/side/rear. Mrs DeKoker was on site to meet with contractors/discuss misc aesthetic issues. lots of additional work has been done removing debris/clearing weeds and overgrown vegetation. structural work continues, roof, windows, etc. Mr DeKoker stated contractors should be secured shortly Next inspection 2-23-15

**01/19/15 - 12:04 PM**

**Ralph Hernandez**

on site: Mr DeKoker allowed me full access to property, front/side/rear. facia boards and roofing repairs fully underway. windows/electrical boxes/exterior walls prepped for renovation (Mr DeKoker stated contractor's bids are pending) and maybe 50% of rear yard vegetation and debris has been cleared. side yard debris removed. one of the remaining inops has been removed entirely. work progressing steadily. next inspection 2-2-15, 10 am. Mr Dekoker agreed to concentrate on remaining vegetation/debris as well as inops and needed structural repairs.

**01/16/15 - 09:46 AM**

**Ralph Hernandez**

**01/16/15 - 09:45 AM**

**Ralph Hernandez**

met with Mr DeKoker. He was extremely nervous about not having met the specific terms of the Notice and Order. he stated he is working on numerous things simultaneously: roofing/facia, windows and electrical panels/boxes, misc vegetation issues. he stated he is worried about financing all the needed repairs: he has \$20,000 available, but stated the lowest bid he was quoted on completing the roof was \$10,000 alone, which only leaves him with another \$10,000 for the remaining issues. he added that he has been doing nearly ALL of the work himself. In any case, he has removed all dilapidated fencing, facia boards and trimmed the treeline along the North side. he stated windows and electrical panels/boxes are pending. vehicles on site all have new batteries, but none will start due to long term neglect. he asked if I would allow them to remain for the time being if they're covered and appear visibly operable. I stated I would consider this in lieu of complete removal. I added that I will carefully note any progress I see on site and extend any compliance as needed.

**01/15/15 - 03:49 PM**

**Ralph Hernandez**

spoke with Mr DeKoker, . stated he's progressing and wanted to meet at City Hall tomorrow to show me his progress so far. 1-16-15 9am

**12/22/14 - 12:07 PM**

**Ralph Hernandez**

on site: Mr DeKoker allowed me full access to his property. all front yard weeds and overgrown vegetation has been removed. a locking clasp and handle have been attached to the North-side fence/gate and a new padlock has been affixed to it. Mr DeKoker provided me copies of permit 14-3035 for "electrical and stucco repair" and 14-3034 for "roof repair". roof repair appeared underway. side yard debris has been cleared. rear yard debris remains. Mr DeKoker stated all vehicles should be operational rear yard debris should be cleared or close to cleared, as of our next inspection Jan 19, 2015, 10am.

**12/22/14 - 08:50 AM**

**Ralph Hernandez**

met with Mr DeKoker, in City Hall: he was on site to obtain Bldg permits for windows, electrical and other issues. wants to meet at property 10 am

**12/17/14 - 02:55 PM**

**Ralph Hernandez**

**12/16/14 - 04:07 PM**

**Ralph Hernandez**

on site: no visible change in front/driveway area. roof line has been tarped due to weather. North side-gate appears to be shut.

**12/16/14 - 02:20 PM**

**Ralph Hernandez**

**12/16/14 - 07:52 AM**

**Ralph Hernandez**

Admin cites 1606 and 1607 issued to David DeKoker by certified mail RETURNED: marked "ATTEMPTED UNKNOWN" for both 11191 RAINIER CT and PO BOX 535 Garden Grove CA 92842.

**12/10/14 - 03:32 PM**

**Ralph Hernandez**

**12/10/14 - 03:30 PM**

**Ralph Hernandez**

I was absent on Monday Dec 8th for the first follow-up inspection with Mr DeKoker. Rita Cramer filled in for me. Unable to reach Mr DeKoker. Her inspection summary is as follows (actual Word Doc uploaded): Follow-up Inspection of 11191 Rainier Ct. â?? December 8, 2014 Rita Cramer Per request by Ralph Hernandez I conducted a follow-up inspection at 11191 Rainier Ct. at 9:00 a.m. where I met with the property owner, David DeKoker. I identified myself to Mr. DeKoker and said I was standing in for Ralph Hernandez as he was out of the office today. No visible overgrown or dead vegetation in front yard areas including the south side of the driveway in front of the wood and metal gate. Three vehicles in driveway, two of which were covered. Mr. DeKoker raised the covers so I could see all tires appeared full. I asked Mr. DeKoker if they had batteries in them, he said no they did not. Mr. DeKoker pointed out that there was vegetation currently sprouting from the ground in the front yard but he would be maintaining it as he would be at the property every day over the next year. He said he has been working on removing some rotted and water logged fascia and wood paneling under the fascia and he showed these areas along the front and north sides of the residence. He plans to replace the roof as well, but during the rains which are scheduled to come this week he said he will have a tarp covering any existing holes. I then asked Mr. DeKoker if I could see the rear yard. He said not much had really changed as he has been doing these other things at the property. I advised him I just needed to document the status for Ralph Hernandez whether there was progress or not. He was hesitant, but eventually allowed me to see first the area behind the wood and metal gate on the south side of the garage. While it was not self-closing or self-latching there was a chain and padlock which he said is kept locked at all times. Debris still in this area behind this gate as he stated he has not done anything here. We then walked to the north side yard and entered through the dilapidated wood gate which was not secured. I asked Mr. DeKoker if it closed and he said no it did not. There were many plastic buckets on the ground along the north side of the residence, beyond this area, continuing to the back yard were several large plastic trash containers. I had to walk on top of and over an approximately 2 foot high pile of cut, dead vegetation to access the back yard. Back yard was completely full of dead, overgrown and cut vegetation. The overgrowth was about to my shoulders or approximately 4 ft. high. Mr. DeKoker said he has not done much back her other than to cut a tree down which allowed him to access additional fascia. Visible tree branches in the pool. Mr. DeKoker pointed out that the branches in the pool and a small pile along the west wall did not belong to him, but to a neighbor who cut their tree and dumped it into the yard. These cut branches along the wall were barely visible among the extreme dead, overgrown vegetation. Broken window still visible along the west side of the residence, visibly missing walls along the south facing wall in the back yard. Mr. DeKoker said he had not replaced walls or windows. He specifically said he is not trying to make progress, but to resolve issues and that he would complete this within 60 days. I advised Mr. DeKoker I would be following up with Ralph and he specifically asked that

Ralph get back to him and let him know where he is at. I advised Mr. DeKoker I would do so.

**11/26/14 - 07:39 AM**

**Ralph Hernandez**

From: "Allison Mills" To: "Rita Cramer" , "Ralph Hernandez" , "Michael Austin" , "Diane Belair" , "Danny Rodriguez" Sent: Wednesday, November 26, 2014 7:13:03 AM Subject: Receivership Cases Last night, Council gave direction to move ahead with receivership for all three properties. That's all I know for now, if I hear anything else, I'll keep you posted. Allison Mills Neighborhood Improvement Manager City of Garden Grove (714) 741-5139

**11/26/14 - 07:36 AM**

**Ralph Hernandez**

**11/24/14 - 04:58 PM**

**Ralph Hernandez**

**11/24/14 - 02:19 PM**

**Ralph Hernandez**

**11/24/14 - 12:52 PM**

**Ralph Hernandez**

per David George GGPD DMV info for out of state plate is: ----- Original Message -----  
From: "David George" To: "Ralph Hernandez" Sent: Monday, November 24, 2014  
12:41:03 PM Subject: Re: When you have a moment... registered to: J Podkowinski  
DeKoker 115 Lookout Cir Syracuse NY 13209 2009 kia optima, sounds familiar. dg -----  
Original Message ----- > From: "Ralph Hernandez" > To: "David George" > Sent:  
Monday, November 24, 2014 10:37:07 AM > Subject: When you have a moment... > >  
When you have a moment...can you run: > > NEW YORK plates, Grey KIA Optima,  
Thanks. > > Ralph Hernandez > Code Enforcement Department > City of  
Garden Grove > 714-741-5353

**11/24/14 - 10:27 AM**

**Ralph Hernandez**

On property: Met with David DeKoker , Mike Austin, Diane Belair, Nida  
Watkins, Allison Mills, myself present. Mr DeKoker allowed us access to the exterior of  
the home (Mike and Diane inspected the interior) weed abatement has begun in the  
front yard, vehicles on site have inflated tires. Per Mr DeKoker, the vehicles have no  
batteries or have dead batteries. weeds and cut/dead vegetation remain along South  
driveway area. Massive amount of weeds/dead/dry vegetation in rear yard/pool area.  
dead/cut veg debris throughout rear yard area. pool drained, partially filled with

cut/dead veg. no fencing/gating to prohibit access to pool area. Visible damage to roof line, fascia, exterior walls, roofing materials. Misc debris throughout rear yard.

**11/18/14 - 10:23 AM**

**Ralph Hernandez**

**11/17/14 - 02:53 PM**

**Ralph Hernandez**

**11/17/14 - 10:16 AM**

**Ralph Hernandez**

From: "Ralph Hernandez" To: "Diane Belair" Sent: Monday, November 17, 2014 10:10:21 AM Subject: Re: Meeting today: 11191 Rainier Great. Thanks Diane. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353 From: "Diane Belair" To: "Ralph Hernandez" Sent: Monday, November 17, 2014 10:07:55 AM Subject: Re: Meeting today: 11191 Rainier Thank you Ralph. Michael and I will be here at 2:00.

**11/17/14 - 10:03 AM**

**Ralph Hernandez**

**11/17/14 - 09:57 AM**

**Ralph Hernandez**

**11/13/14 - 04:41 PM**

**Ralph Hernandez**

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**11/13/14 - 12:00 PM**

**Ralph Hernandez**

on site: no visible improvements or changes. no return receipt for Ad-Cites.

**11/06/14 - 04:58 PM**

**Ralph Hernandez**

**11/06/14 - 04:57 PM**

**Ralph Hernandez**

**10/30/14 - 03:43 PM**

**Ralph Hernandez**

no return mail recvd. monitor.

**10/14/14 - 02:46 PM**

**Ralph Hernandez**

Admin cites 1606 and 1607 issued to David DeKoker by certified mail.

**10/14/14 - 08:51 AM**

**Ralph Hernandez**

----- Original Message ----- > From: "David George" > To: "Ralph Hernandez" > Sent:  
Tuesday, October 14, 2014 8:15:40 AM > Subject: Re: when you have a moment... > >  
, you my friend can calculate his age. > > ;-)> dg > >

----- Original Message ----- > > From: "Ralph Hernandez" > > To: "David George" > >  
Sent: Tuesday, October 14, 2014 7:57:05 AM > > Subject: Re: when you have a  
moment... > > > > This David DeKoker guy below...can you get his CDL, DOB and



age for > > me? > > > > I need it for an admin cite. > > > > Ralph Hernandez > >  
Code Enforcement Department > > City of Garden Grove > > 714-741-5353

**10/07/14 - 11:48 AM**

**Ralph Hernandez**

**09/16/14 - 09:10 AM**

**Ralph Hernandez**

**09/11/14 - 08:20 AM**

**Ralph Hernandez**

**09/08/14 - 02:28 PM**

**Ralph Hernandez**

**09/08/14 - 02:28 PM**

**Ralph Hernandez**

**09/08/14 - 02:27 PM**

**Ralph Hernandez**

**08/28/14 - 01:52 PM**

**Ralph Hernandez**

**08/25/14 - 12:49 PM**

**Ralph Hernandez**

**08/25/14 - 12:34 PM**

**Ralph Hernandez**

met with \_\_\_\_\_, CP: she gave me a CD of photos taken on site this past weekend. house actually appears worse than before, large visible sections of rot, warping, overgrowth, inops, etc. no improvement whatsoever. photos uploaded.

**05/29/14 - 05:28 PM**

**Ralph Hernandez**

**05/29/14 - 03:38 PM**

**Ralph Hernandez**

**05/29/14 - 03:34 PM**

**Ralph Hernandez**

no substantial change or progress

**05/01/14 - 04:16 PM**

**Ralph Hernandez**

**04/15/14 - 12:01 PM**

**Ralph Hernandez**

work appears to have stopped: veg debris, inops unmoved.

**04/03/14 - 03:52 PM**

**Ralph Hernandez**

clean-up/work ongoing.

**03/20/14 - 11:10 AM**

**Ralph Hernandez**

vegetation being cleared, painting materials on site, work ongoing.

**03/13/14 - 10:51 AM**

**Ralph Hernandez**

clean up ongoing.

**03/05/14 - 03:23 PM**

**Ralph Hernandez**

on site: individual on property clearing overgrown vegetation, one, possibly two other men, also on site involved with clean up. monitor.

**02/28/14 - 01:59 PM**

**Ralph Hernandez**

**02/27/14 - 03:44 PM**

**Ralph Hernandez**

----- Original Message ----- From: "Michael Austin" To: 'Cc: "Maria Stipe" , "Susan Emery" , "Pam Haddad" , "Bill Tewfik" , "Ralph Hernandez" Sent: Thursday, February 27, 2014 2:47:17 PM Subject: 11191 Rainier Ct. , it was nice speaking with you this afternoon with regard to your concerns about the property on Rainier Ct. I am sending you this update to memorialize the conversation we had as to the progress in correcting the violations. The property was first cited June 2007 with concerns of overgrown vegetation, inoperable vehicles and general property maintenance issues. These types of complaints continued to present day with the owner doing some repairs but later allowing the property to fall back into disrepair. Since May 2013 the Code Enforcement Division has sent the owner numerous Notices of Violation and citations for reinspection. The Building Division (Building Abatement Section) opened a case August 2013 and issued a Notice and Order September 2013 which began the formal abatement process. On October 2013 the matter was referred to the City Attorneys office to assist in gaining compliance. A demand letter was sent to the owner from the Attorneys office with a deadline date of March 7, 2014. Further legal action may occur. We appreciate your concern in this matter and we are committed to resolving the violations on the property. Know that we are working diligently to gain the owners compliance and improve the neighborhood. Please feel free to call upon me any time if I can be of assistance. Thank You, Michael Austin Supervising Building Inspector Building Services Division Community Development Department (714) 741-5172

**02/27/14 - 02:57 PM**

**Ralph Hernandez**

**02/20/14 - 12:40 PM**

**Ralph Hernandez**

met with CP , she was very upset about ongoing conditions. she was also here to discuss feral cats, and ADA/disabled parking space violations at the Fresh Choice Market on Katella/Brookhurst. I provided case status. she stated she was informed the property owner currently lives in New York and is unwilling to make improvements. She asked about City/PD vehicle and nuisance abatement. I stated the PD is not currently doing auto abatement/towing to my knowledge, but the City may need to review other abatement/receivership options due to long-term non-compliance. She asked if she could have copies of case photos. I provided instruction on records request, directed her to City clerk's office. I directed her to Planning/Building for ADA issues. Animal control for cat issue.

**02/20/14 - 11:36 AM**

**Ralph Hernandez**

no changes or improvement, no compliance.

**02/06/14 - 11:25 AM**

**Ralph Hernandez**

no changes or improvement, no compliance. INV

**01/23/14 - 03:24 PM**

**Ralph Hernandez**

no changes or improvement, no compliance.

**01/06/14 - 12:19 PM**

**Ralph Hernandez**

no changes or improvement, no compliance.

**12/16/13 - 11:11 AM**

**Ralph Hernandez**

no changes or improvement, no compliance. INV

**12/02/13 - 11:35 AM**

**Ralph Hernandez**

no changes or improvement, no compliance.

**11/18/13 - 11:11 AM**

**Ralph Hernandez**

no changes or improvement, no compliance.

**11/04/13 - 11:29 AM**

**Ralph Hernandez**

no compliance: INV

**10/21/13 - 11:32 AM**

**Ralph Hernandez**

no compliance: INV

**10/07/13 - 10:58 AM**

**Ralph Hernandez**

no compliance: INV

**09/23/13 - 11:40 AM**

**Ralph Hernandez**

no compliance: INV

**09/05/13 - 04:07 PM**

**Ralph Hernandez**

call from Cubby, OC Vector, pool has been chemically treated, will be re-inspected regularly over the next 3 months. 714-876-3874

**09/05/13 - 11:01 AM**

**Ralph Hernandez**

no changes: INV call to vector control: reported pool.

**08/27/13 - 11:08 AM**

**Ralph Hernandez**

----- Original Message ----- From: "Michael Austin" To: "Ralph Hernandez" Sent: Tuesday, August 27, 2013 11:08:17 AM Subject: Re: 11191 RAINIER We will look into it ! ----- Original Message ----- From: "Ralph Hernandez" To: "Michael Austin" Sent: Tuesday, August 27, 2013 11:05:41 AM Subject: 11191 RAINIER Hi Mike. I have an open case at 11191 RAINIER (PIP CASE# 158148) for debris, inops, overgrowth, etc. However, I only recently was able to view the entire exterior of this house, front AND back. The house shows significant exterior damage, warping, rot, missing walls, exposed beams, etc. The owners have NOT complied with any of our notices or invoices. We discussed it this morning during our staff meeting. Can you take a look at this one for me when you have a moment? Thanks. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353

**08/27/13 - 11:08 AM**

**Ralph Hernandez**

The house shows significant exterior damage, warping, rot, missing walls, exposed beams, etc. Heavy rear yard overgrowth/dead vegetation. unable to view pool. per Review with Sup Mills: forward info to Mike Austin.

**08/26/13 - 04:38 PM**

**Ralph Hernandez**

spoke with and recvd e-mailed photos from CP . photos show rear of this property. CP stated a side gate is wide open, allowing unauthorized access to open pool on site. she stated the rear yard is an extreme fire hazard. she stated neighbors called the media/TV stations before, got the City to move on this location. I stated I will review this w/Sup Mills. From: To:

ralphh@ci.garden-grove.ca.us Subject: Abandoned house 11191 Rainier court, GG This abandoned home at 11191 Rainier Court was brought to my attention by a friend that lives on Dewey Dr. in Garden Grove. I will attach photos that I have taken of said such property. I was told this home hasn't been occupied for approximately 13-15 years. This I don't for fact, only by what neighbors have told me. There are weeds over growing the complete property. The pool is half empty but not sure what the contents are. Only on Google Maps can I see the blackness in the deep end of the pool. The side gate on the north side of the property is ajar leaving access to the backyard accessible to this pool. Facial boards are falling off the front of the house, which is still attached to the house with the danger of falling. There are 2 trucks, 1 white and 1 red, a small burgundy color vehicle and what looks like a pop-up trailer all in the driveway. According from neighbors, none have been moved for at least 2 years. There is trash throughout the backyard. I was told that this house was brought to the attention of the city 2 years ago. The owner mowed down the front yard but never did anything in the back yard. This home is a blight to the neighborhood, safety issue, health hazard. I believe some of the codes being broke at this address are: 8.84.050 A,B,C, 8.84.070, 8.84.0808, 8.8.040 B, D, E, F along with non-op vehicles. Would appreciate a response to this email.

**08/15/13 - 10:49 AM**

no compliance. INV

**Ralph Hernandez**

**07/29/13 - 11:33 AM**

no compliance. INV

**Ralph Hernandez**

**07/15/13 - 12:15 PM**

no compliance. INV

**Ralph Hernandez**

**06/20/13 - 11:30 AM**

no compliance. INV

**Ralph Hernandez**

**06/04/13 - 12:09 PM**

no compliance. INV

**Ralph Hernandez**

**05/20/13 - 01:56 PM**

no compliance. INV.

**Ralph Hernandez**

**05/06/13 - 10:41 AM**

no compliance: NOV2

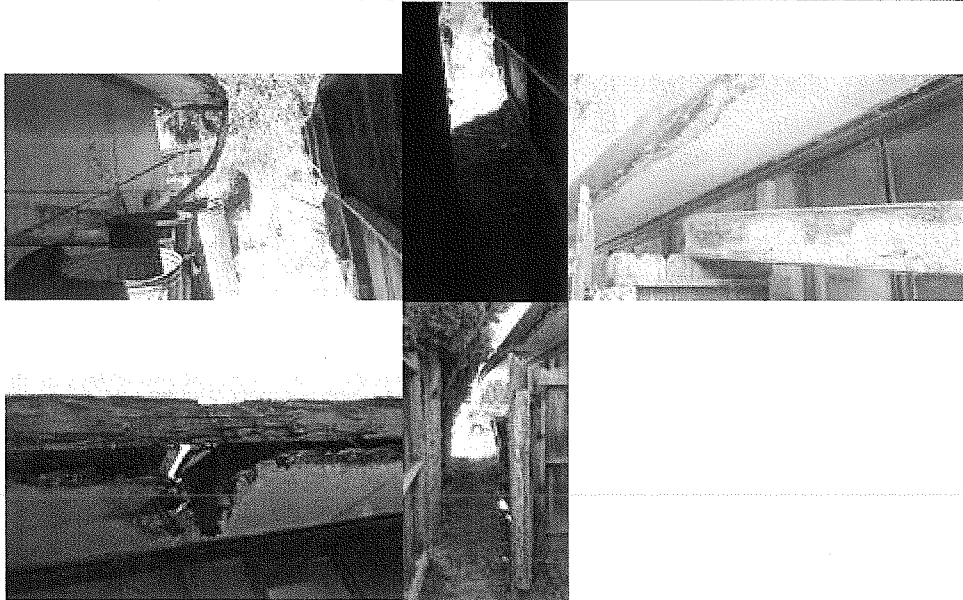
**Ralph Hernandez**

**04/22/13 - 03:05 PM**

on site: inops/weeds NOV1

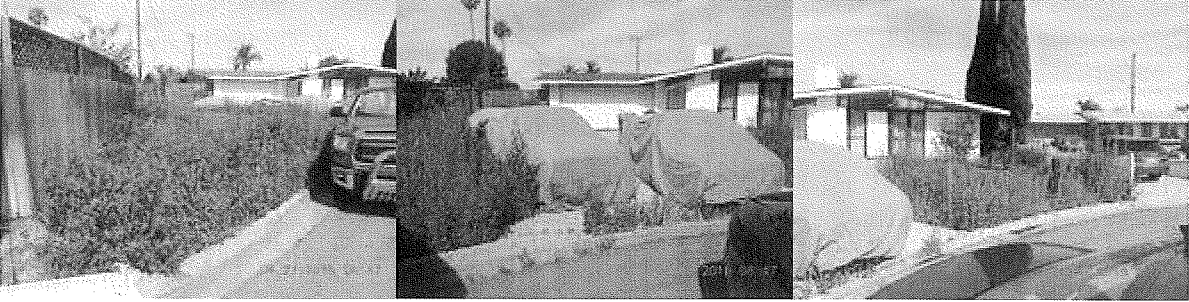
**Ralph Hernandez**

Photos taken on: Unknown

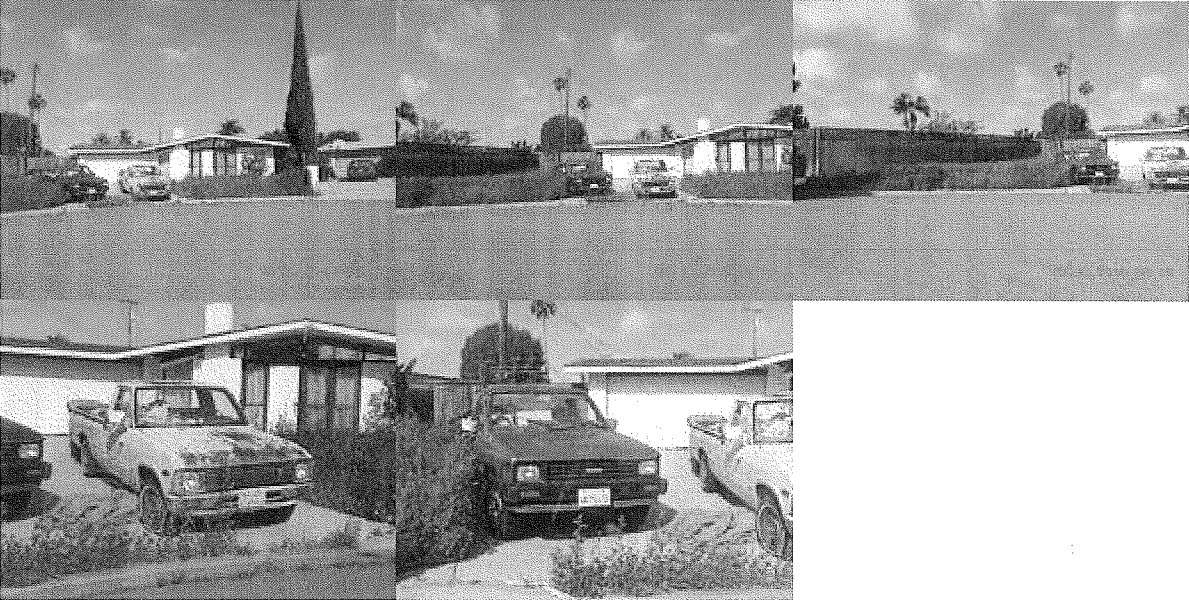


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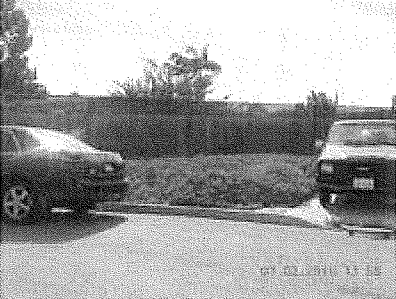
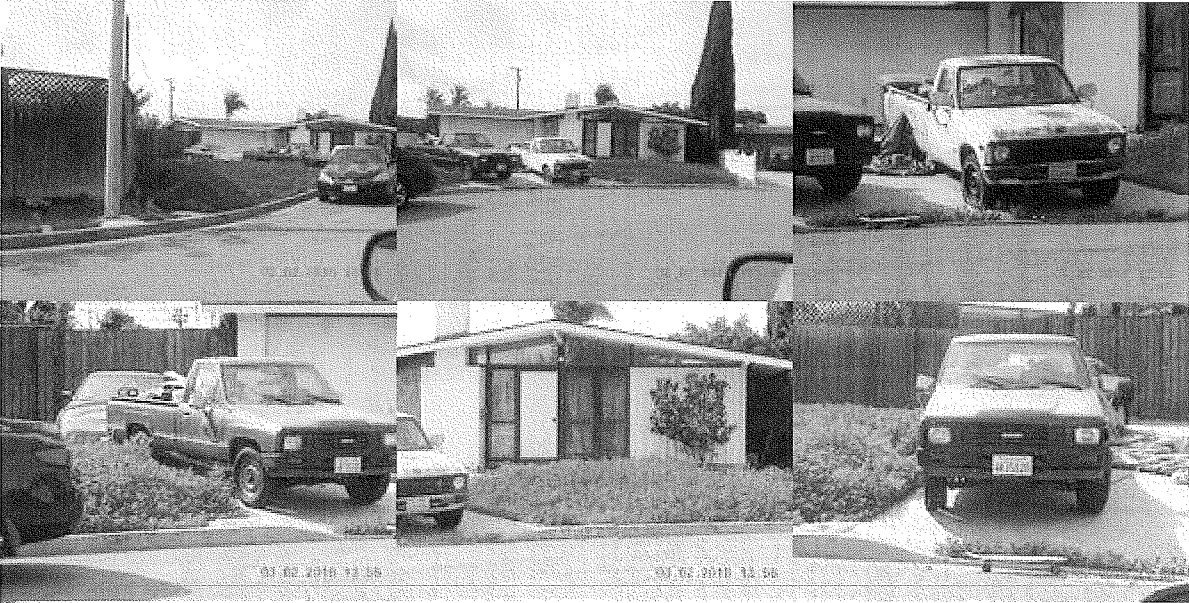




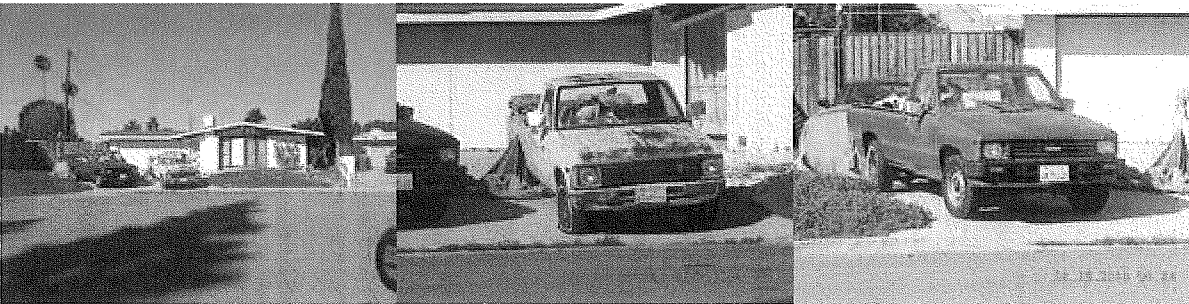
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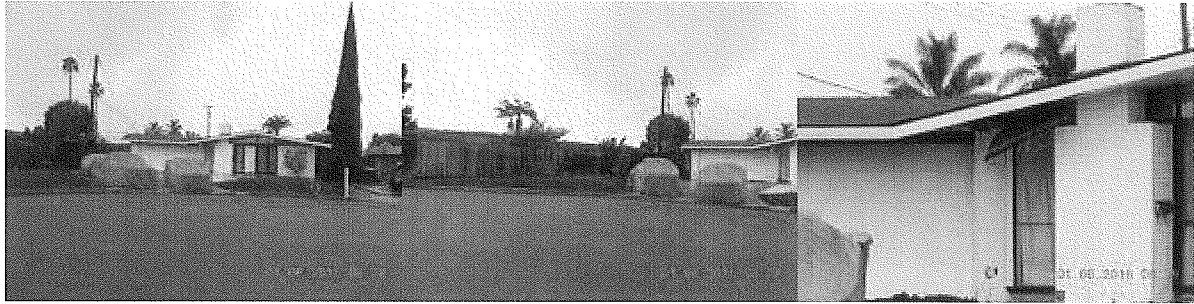
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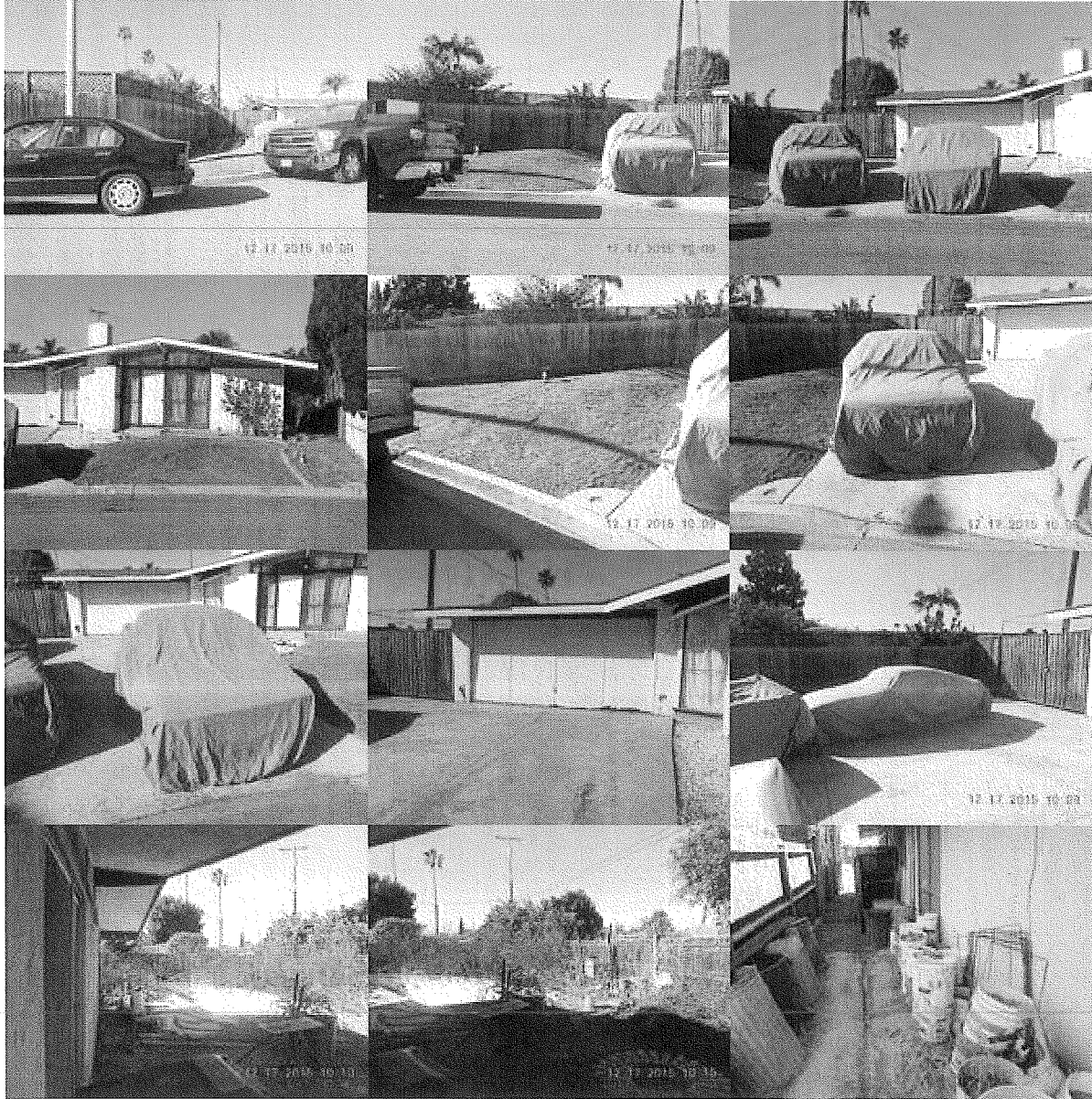
Photos taken on: 02/16/16



Photos taken on: 01/06/16



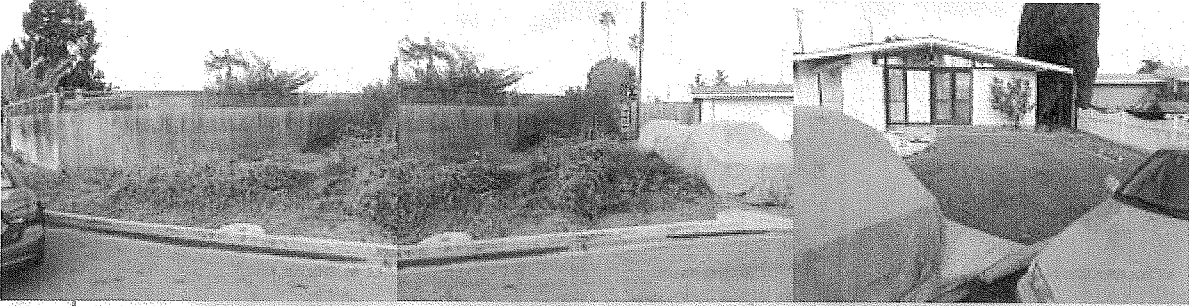
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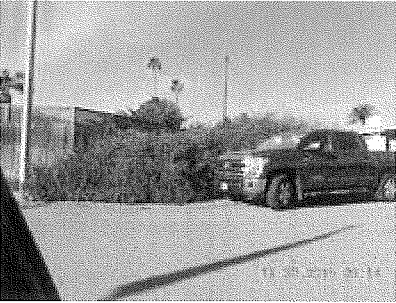




Photos taken on: 12/07/15



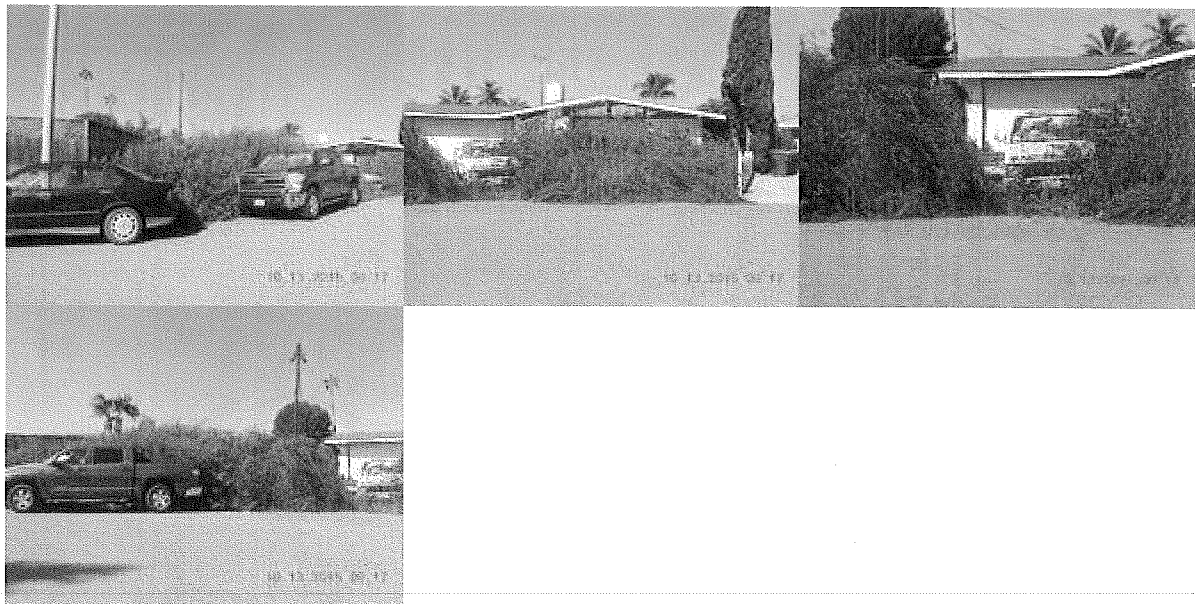
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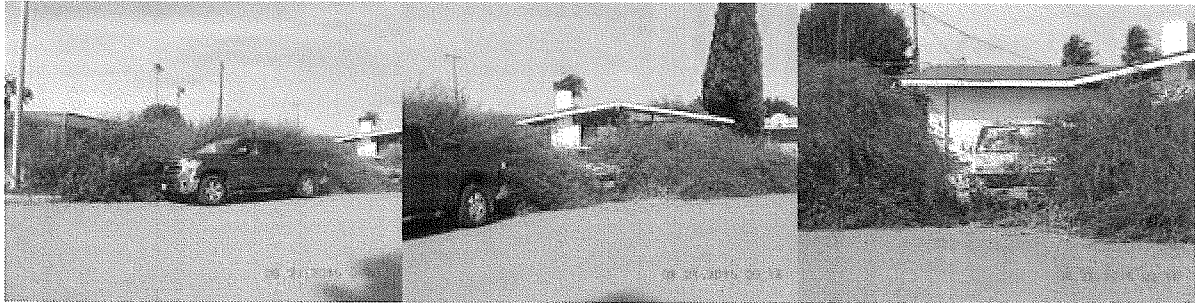
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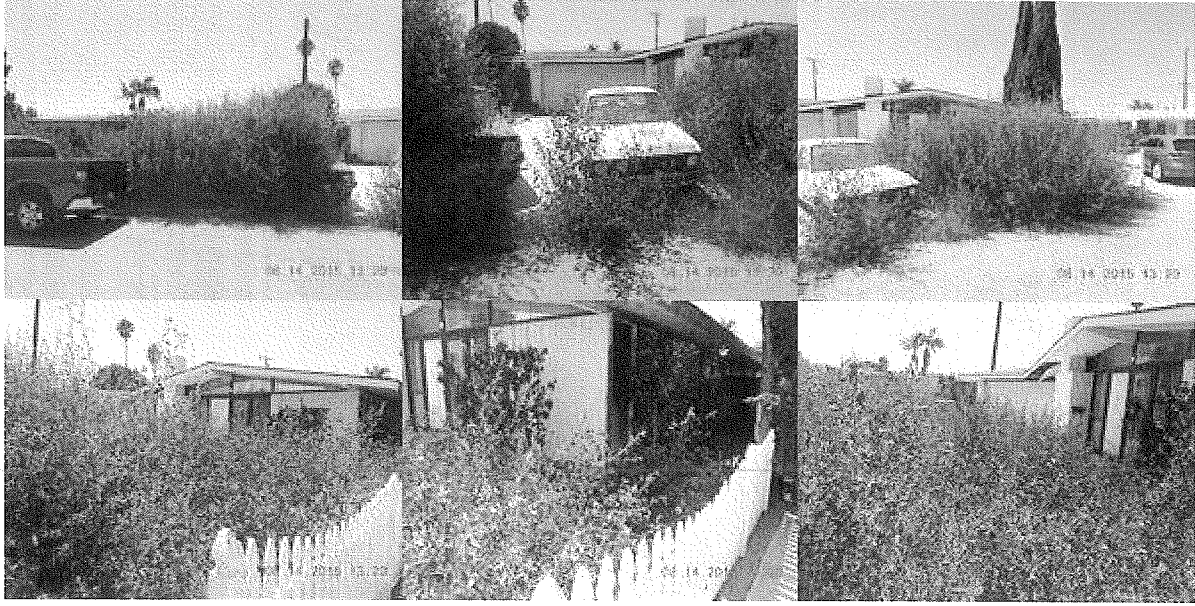
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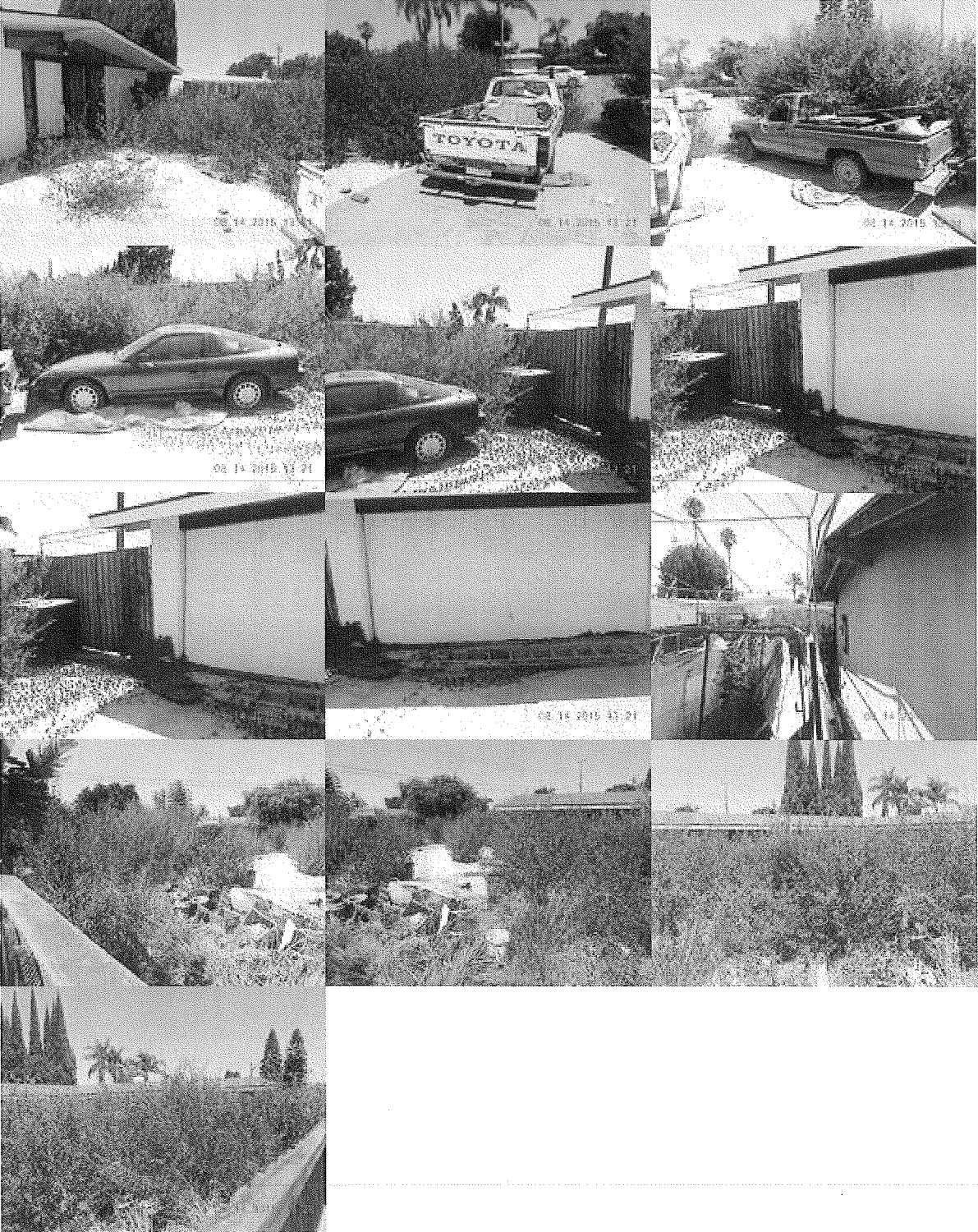
Photos taken on: 09/21/15



Photos taken on: 08/14/15





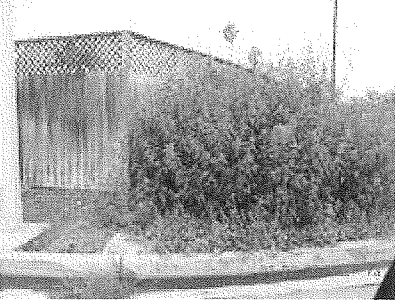
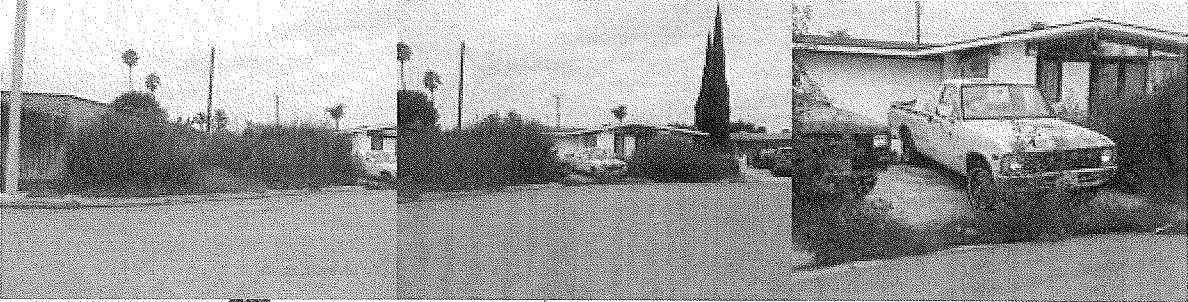


Photos taken on: 08/03/15



Photos taken on: 07/20/15

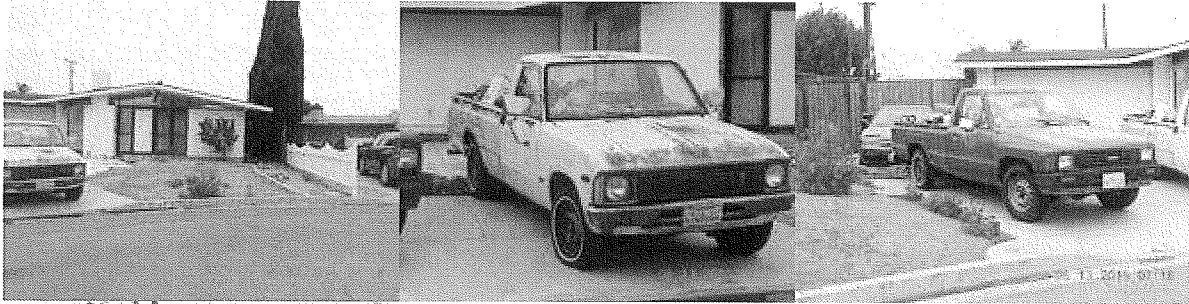




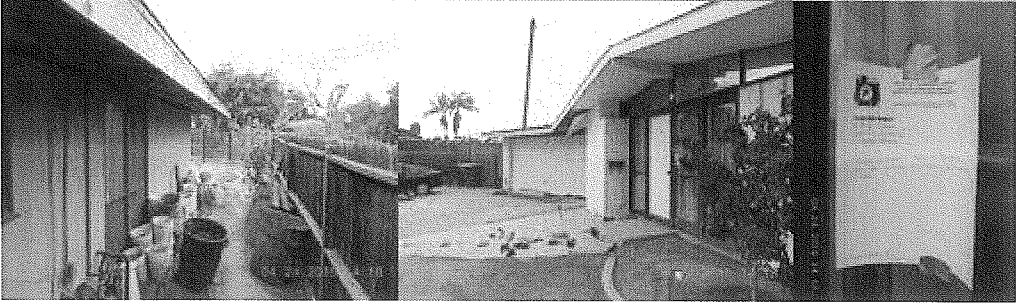
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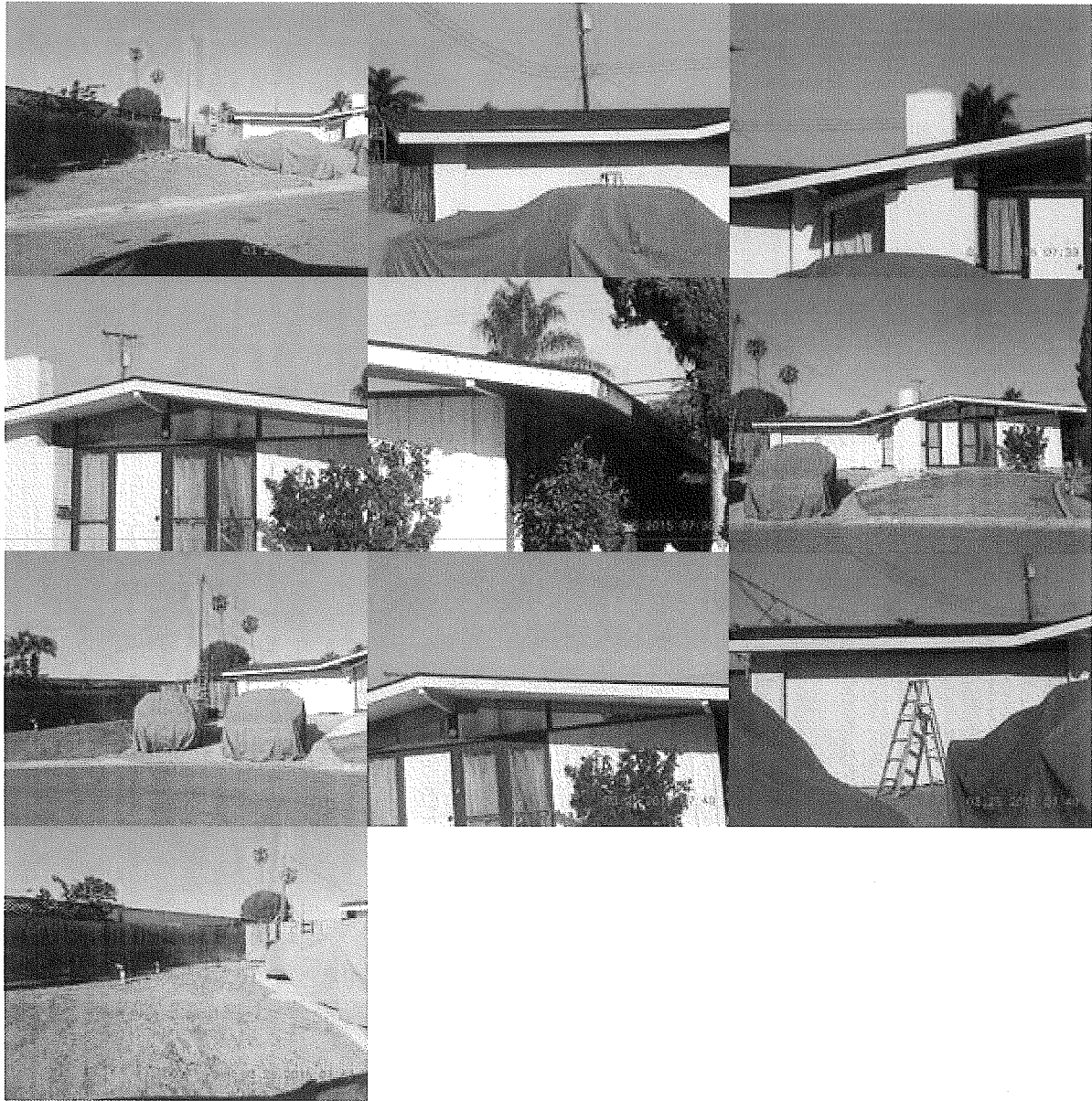
Photos taken on: 05/13/15



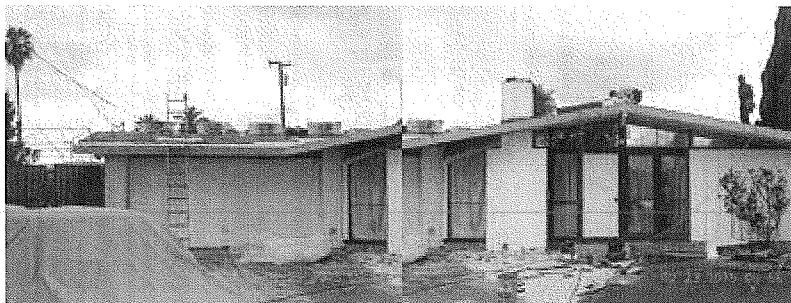
Photos taken on: 04/24/15



Photos taken on: 03/25/15

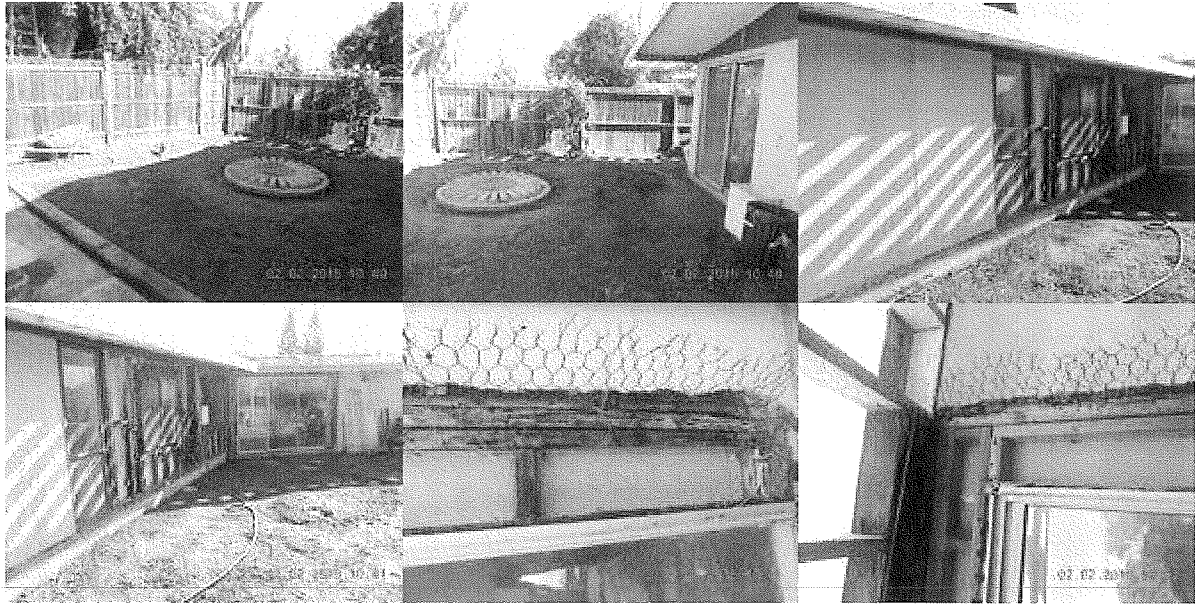


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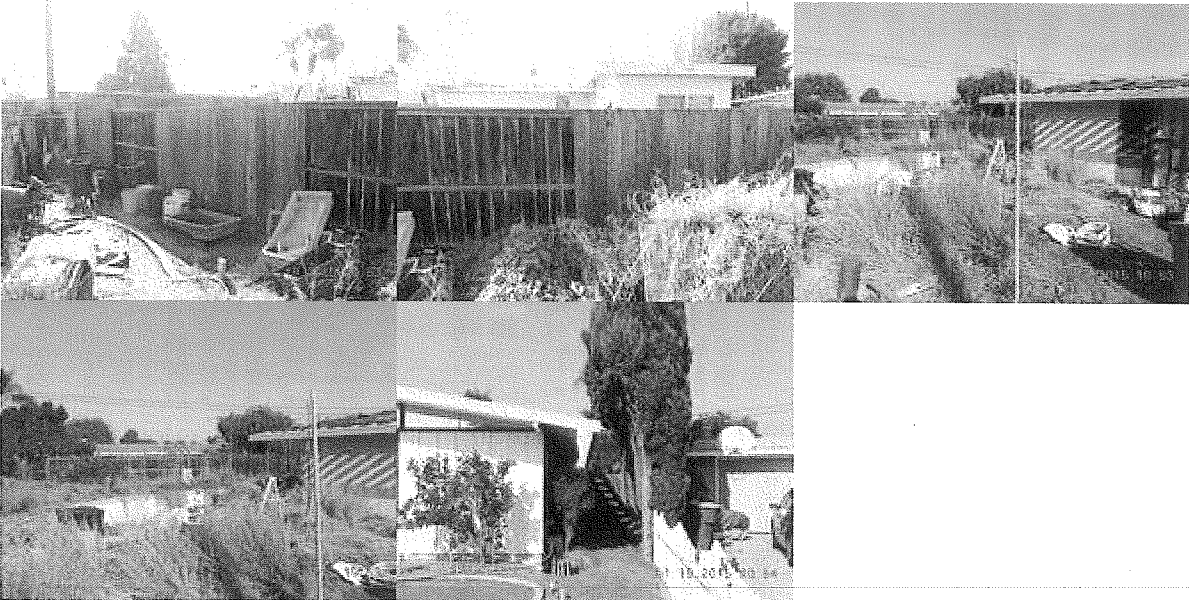
Photos taken on: 02/02/15





Photos taken on: 01/19/15

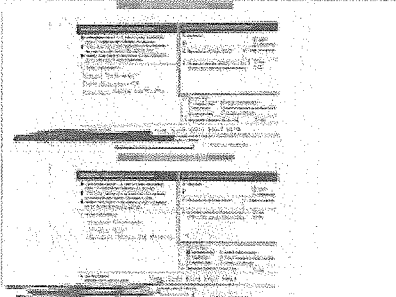
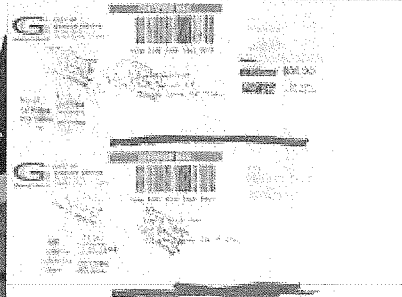
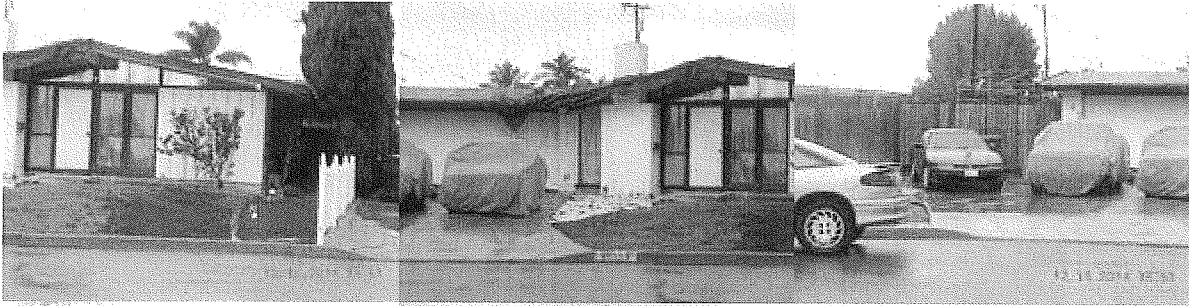




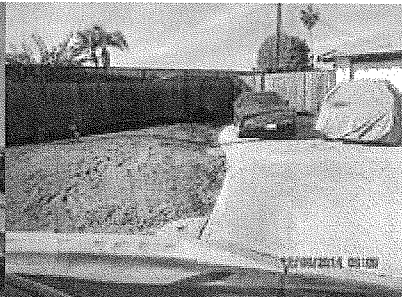
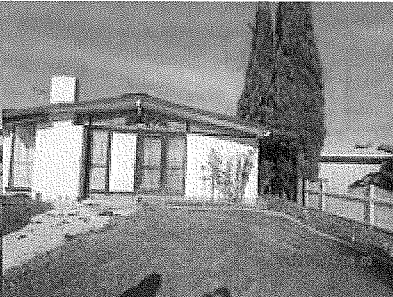
Photos taken on: 12/22/14



Photos taken on: 12/16/14



Photos taken on: 12/08/14







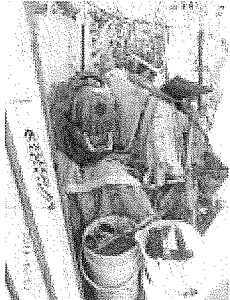








Photos taken on: 11/25/14



Photos taken on: 11/24/14





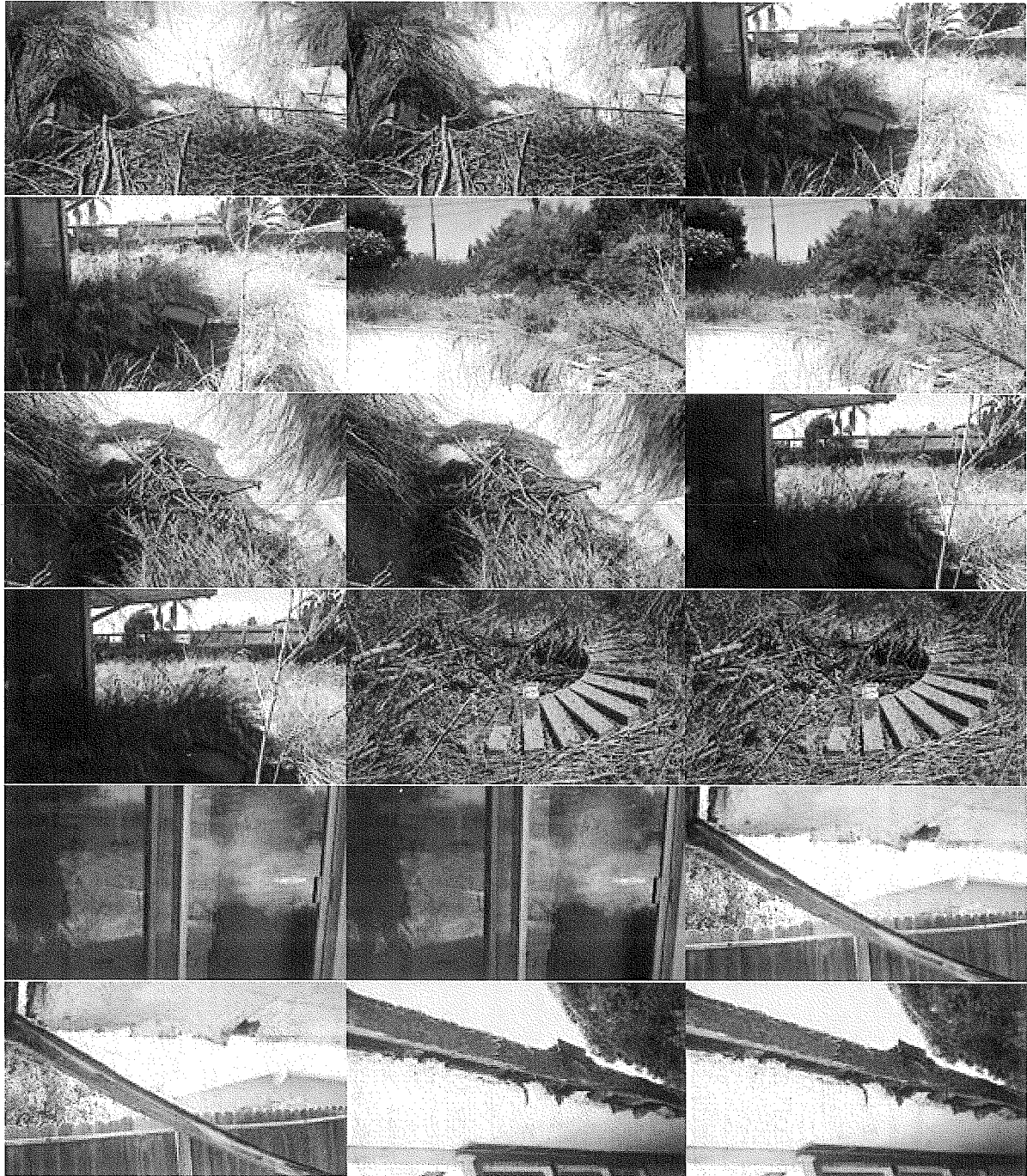


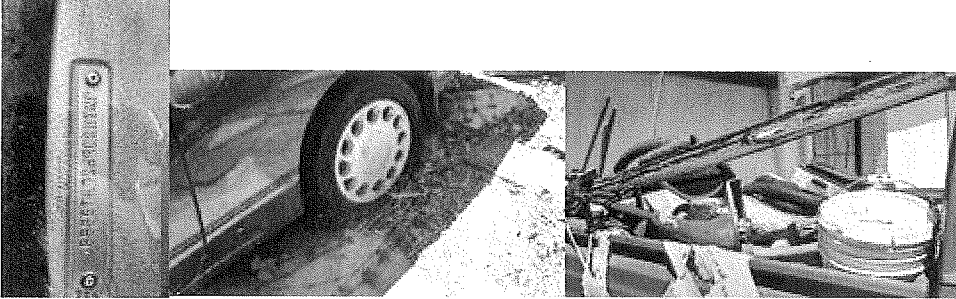
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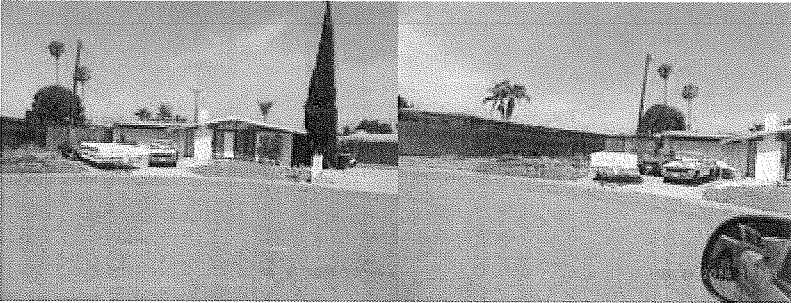
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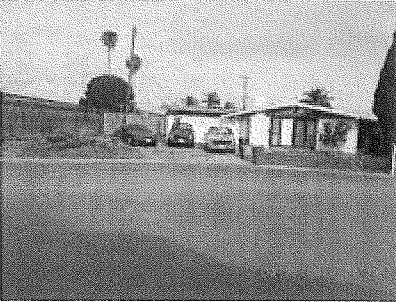




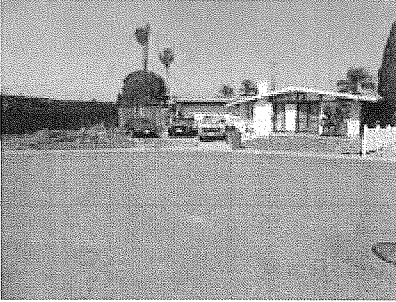
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Photos taken on: 04/25/14



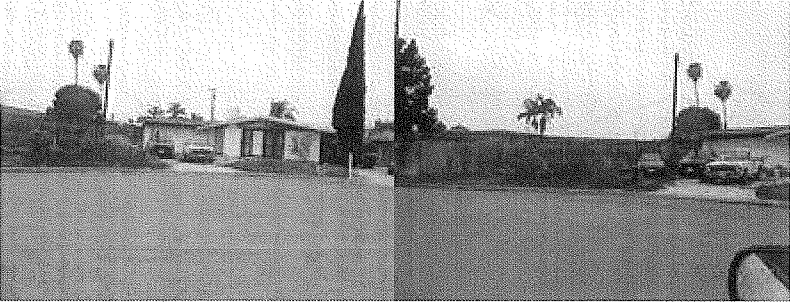
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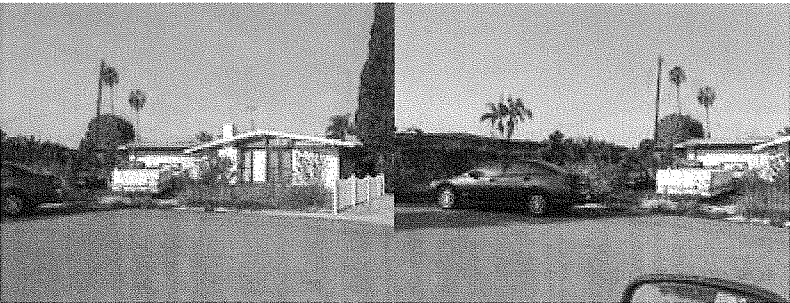
Photos taken on: 04/03/14



Photos taken on: 03/20/14



Photos taken on: 02/20/14



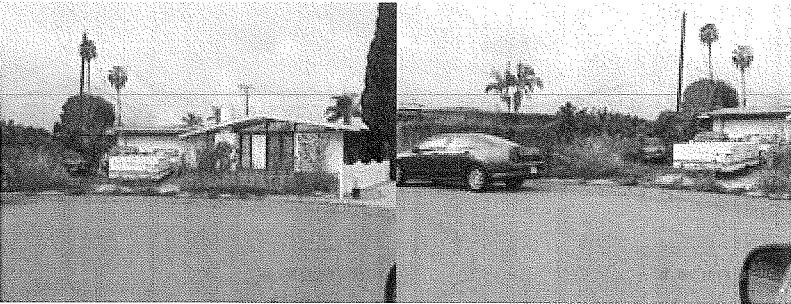
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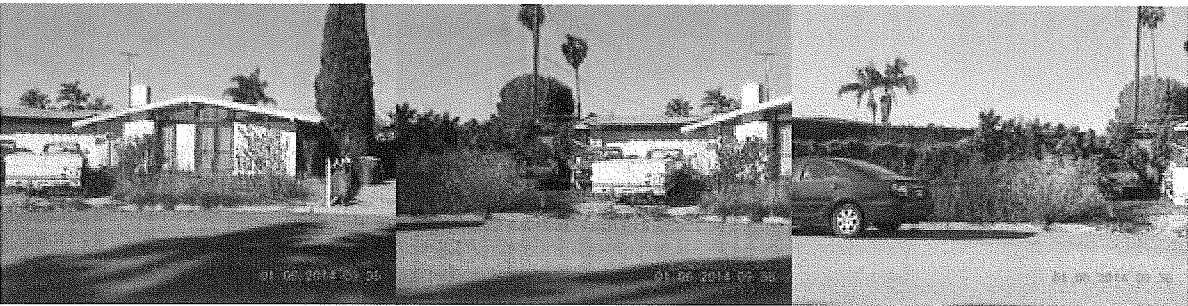




Photos taken on: 02/06/14



Photos taken on: 01/06/14



Photos taken on: 12/16/13



Photos taken on: 12/02/13

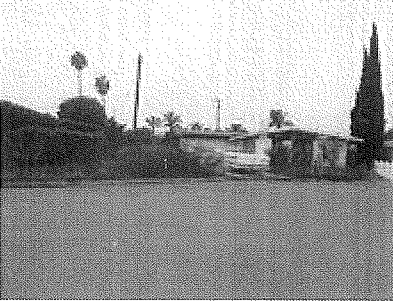




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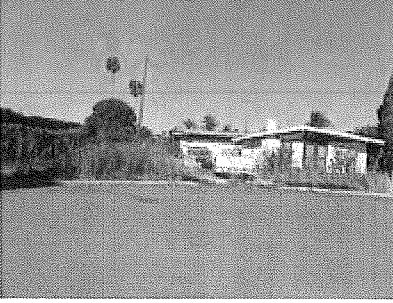
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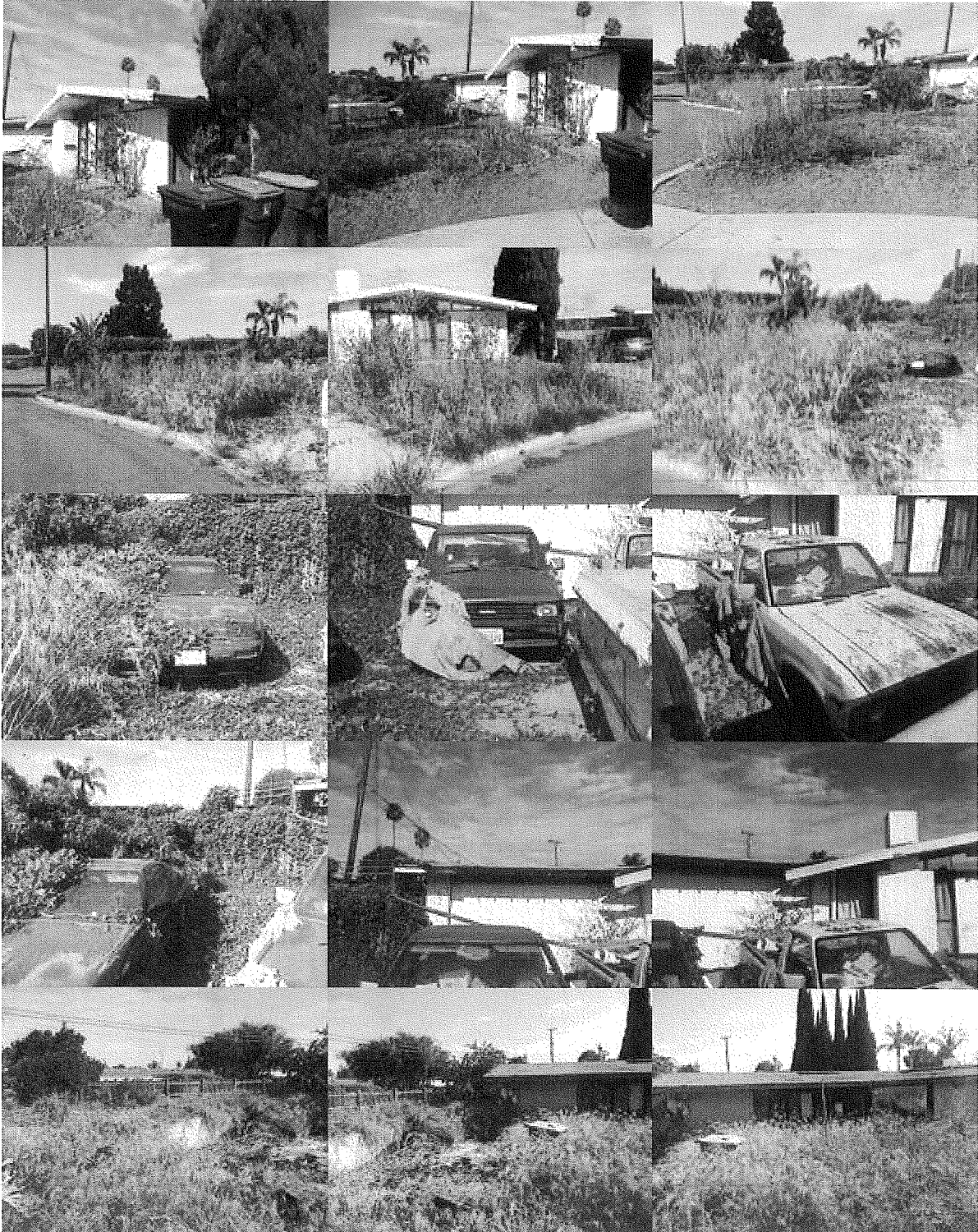
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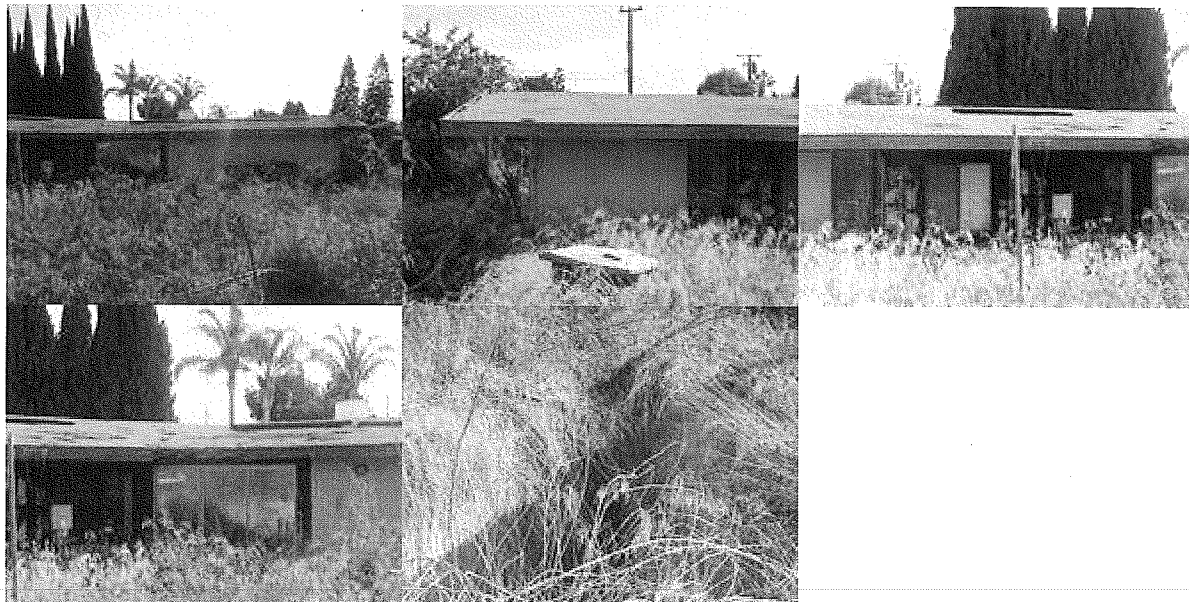
Photos taken on: 09/22/13



Photos taken on: 08/27/13



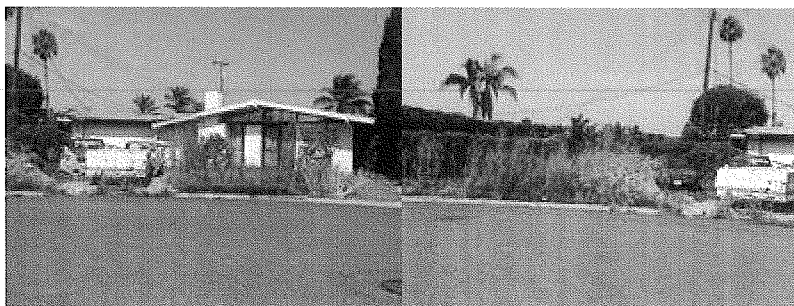




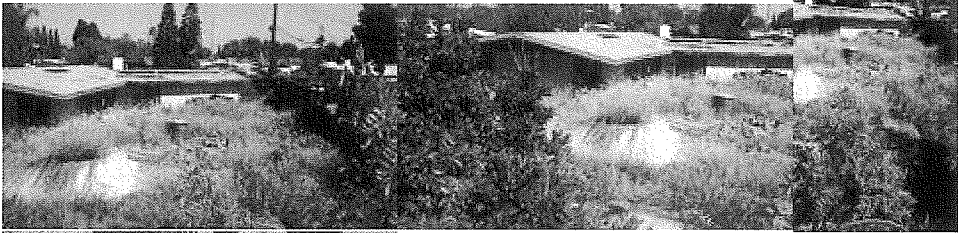
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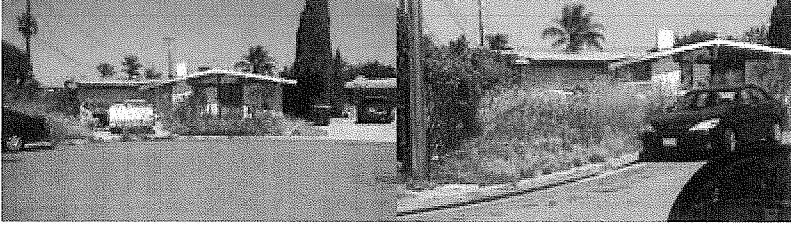
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Photos taken on: 08/12/13



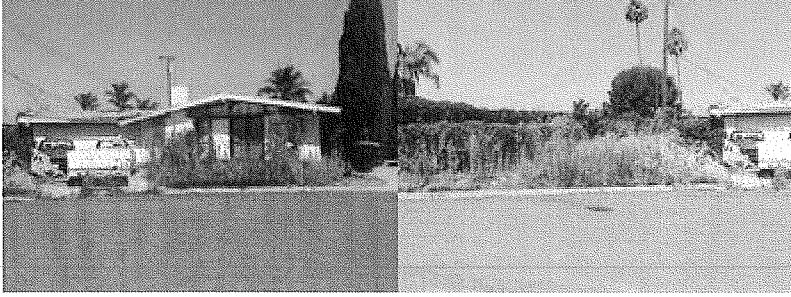
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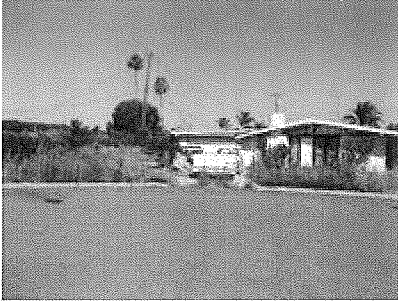
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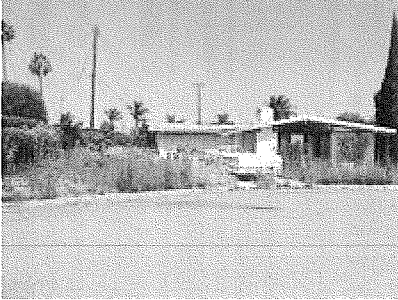
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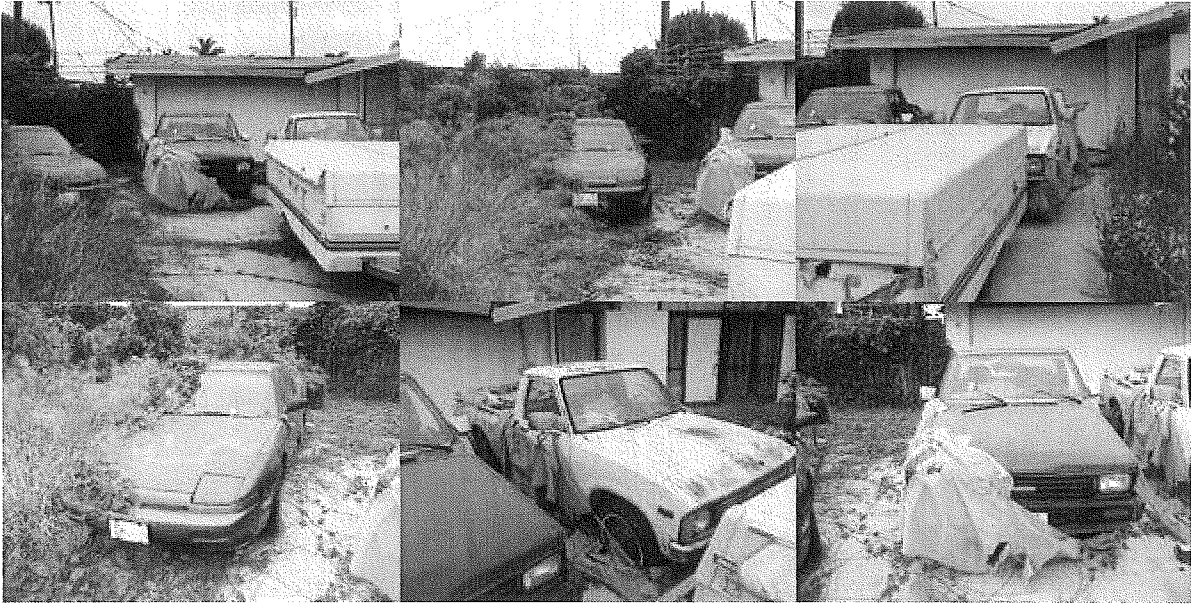
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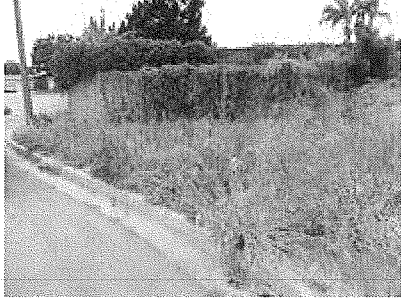
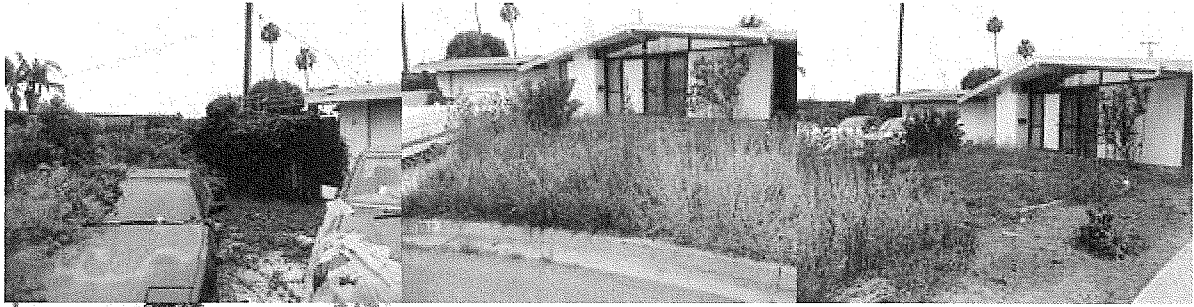
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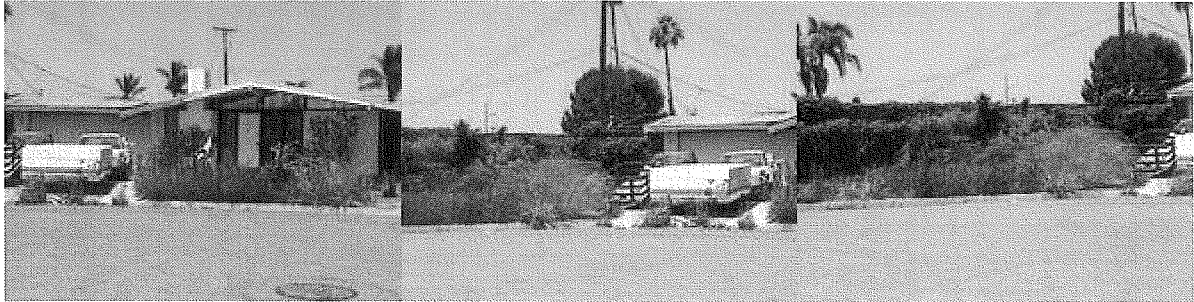
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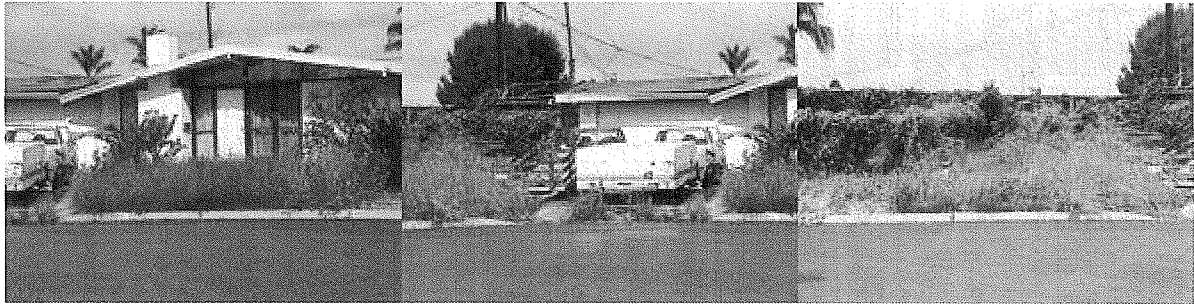




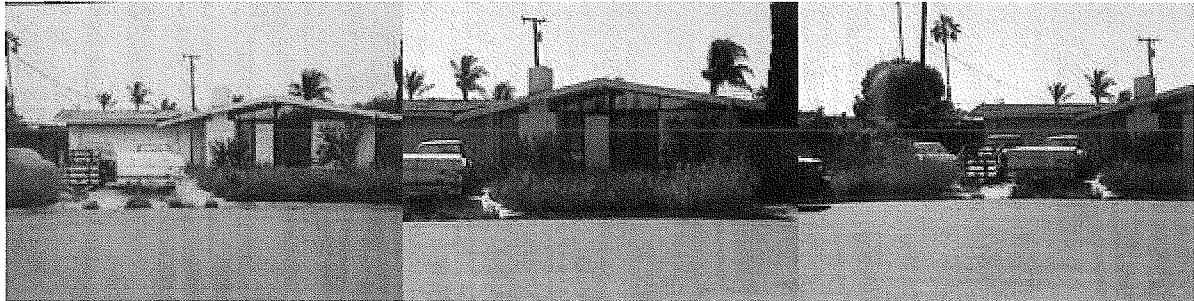
Photos taken on: 05/20/13



Photos taken on: 05/06/13



Photos taken on: 04/22/13





# CITY OF GARDEN GROVE

4-22-13

DAVID DE KOKER  
P.O. BOX 535  
GARDEN GROVE, CA 92842-0535

Bao Nguyen  
Mayor

Steven R. Jones  
Mayor Pro Tem

Christopher V. Phan  
Council Member

Phat Bui  
Council Member

Kris Beard  
Council Member

Subject: **Municipal Code Violations at 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 following violation(s) has been observed at 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 collision damage, 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, **water, mow and maintain lawn, or edge sidewalk and/or curb line.** (GGMC 9.32.200(B)(6))

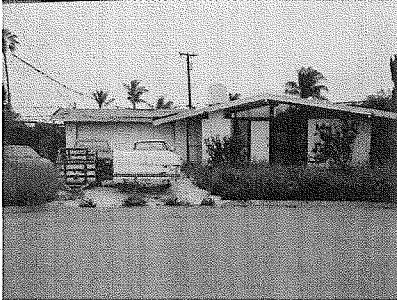
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 day(s)** from the date of this notice.

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

We would appreciate your assistance and cooperation in this matter. If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5353. My office hours are 7:30 AM to 8:30 AM and 4 PM to 5 PM.



Ralph Hernandez  
Code Enforcement Officer





## CITY OF GARDEN GROVE

---

4-22-13

DAVID DE KOKER  
11191 RAINIER CT  
GARDEN GROVE, CA 92841

Bao Nguyen  
Mayor

Steven R. Jones  
Mayor Pro Tem

Christopher V. Phan  
Council Member

Phat Bui  
Council Member

Kris Beard  
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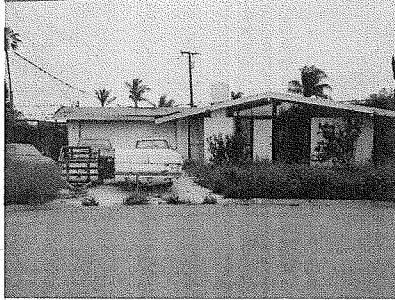
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Ralph Hernandez  
Code Enforcement Officer





## CITY OF GARDEN GROVE

---

4-22-13

JOAN DE KOKER  
PO BOX 535  
GARDEN GROVE, CA, 92842-0535

Bao Nguyen  
Mayor

Steven R. Jones  
Mayor Pro Tem

Christopher V. Phan  
Council Member

Phat Bui  
Council Member

Kris Beard  
Council Member

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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, **water, mow and maintain lawn, or edge sidewalk and/or curb line.** (GGMC 9.32.200(B)(6))

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

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

We would appreciate your assistance and cooperation in this matter. If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5353. My office hours are 730 AM to 830 AM and 4 PM to 5 PM.

Ralph Hernandez  
Code Enforcement Officer

