



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

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))

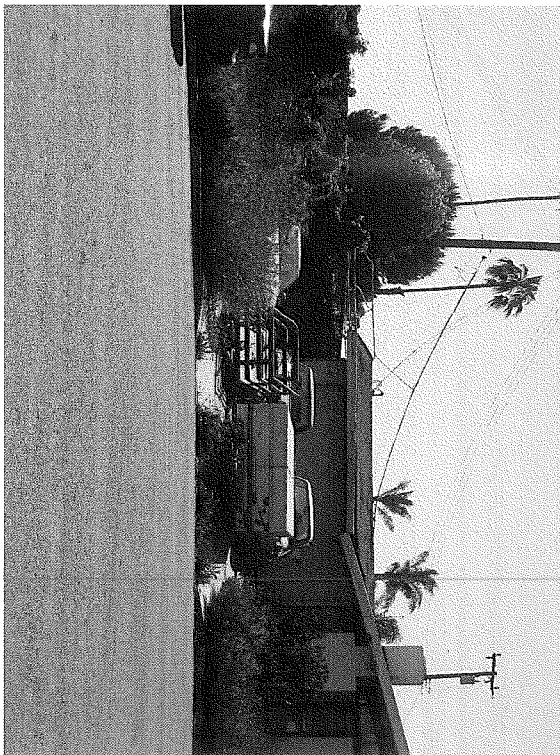
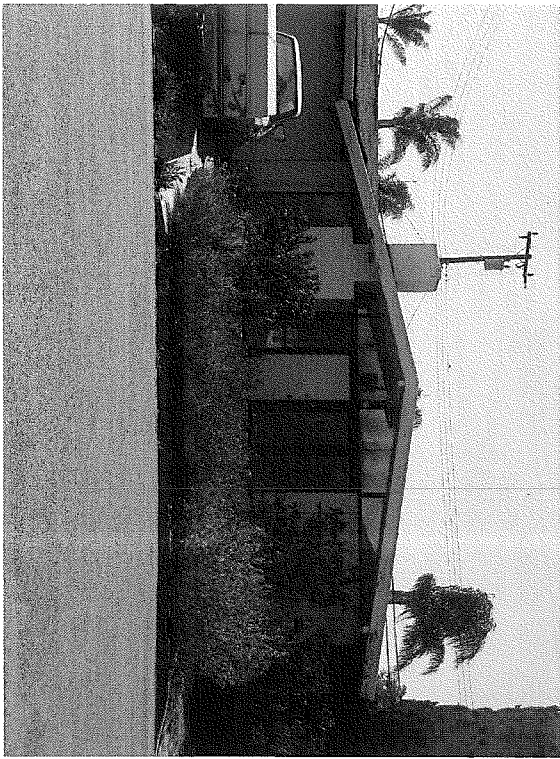
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 day(s)** from the date of this notice.

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

11191 RAINIER CT
Ralph Hernandez





FINAL NOTICE OF VIOLATION

5-6-13

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 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))

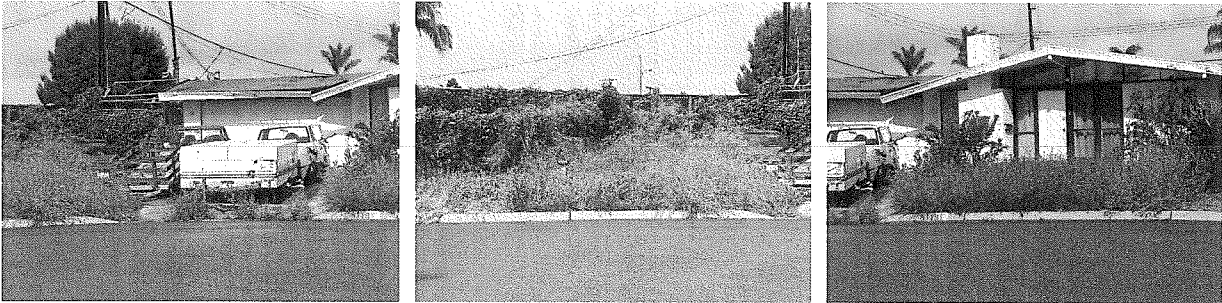
Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain 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 **14 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.

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





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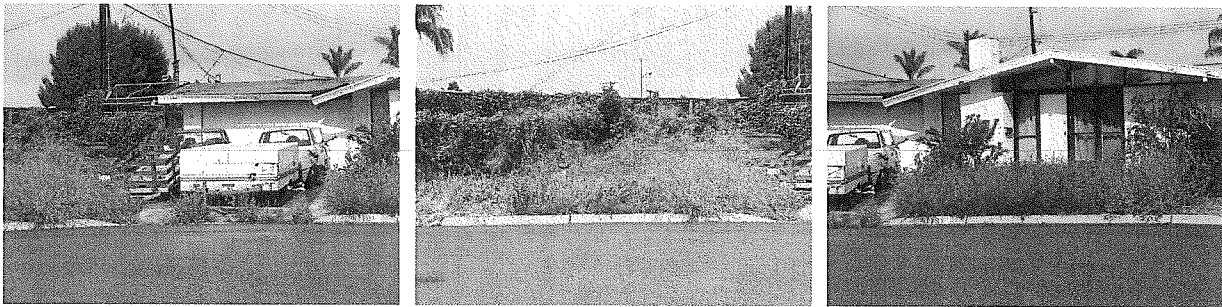
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Ralph Hernandez
Code Enforcement Officer





NOTICE OF INVOICE

5-21-13

DAVID DE KOKER
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GARDEN GROVE, CA 92842-0535

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Subject: Municipal Code Violations at 11191 RAINIER CT

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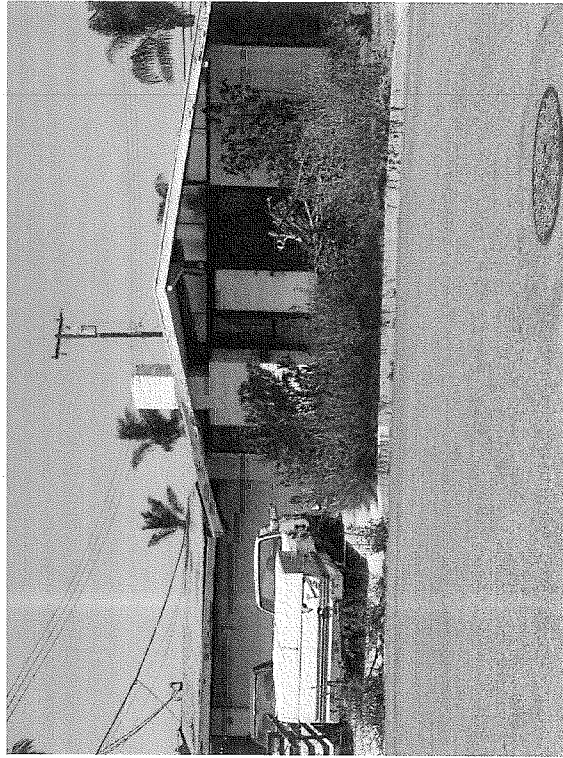
If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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 above violation(s) may also result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

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Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez





NOTICE OF INVOICE

6-4-13

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 still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s). You are receiving an invoice for \$100.00 for an inspection on 6-4-13, where it was confirmed that: you have failed to comply with Garden Grove Municipal Code(s).

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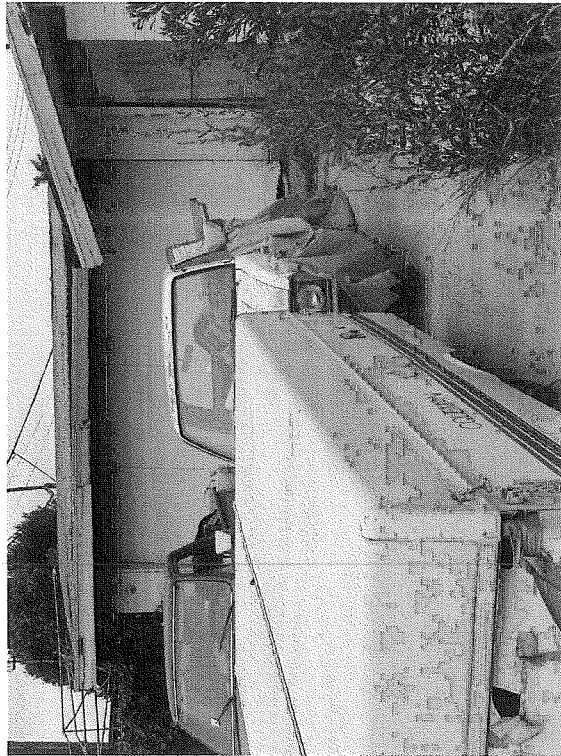
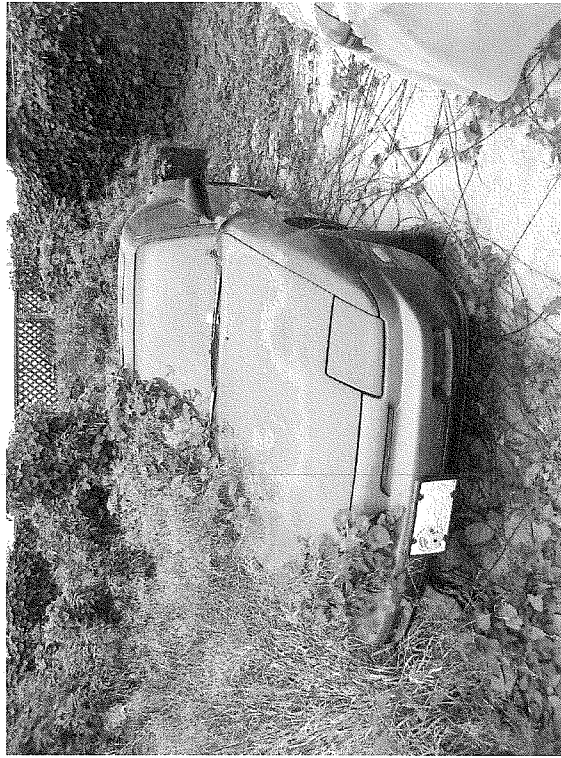
If additional inspections are necessary you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.

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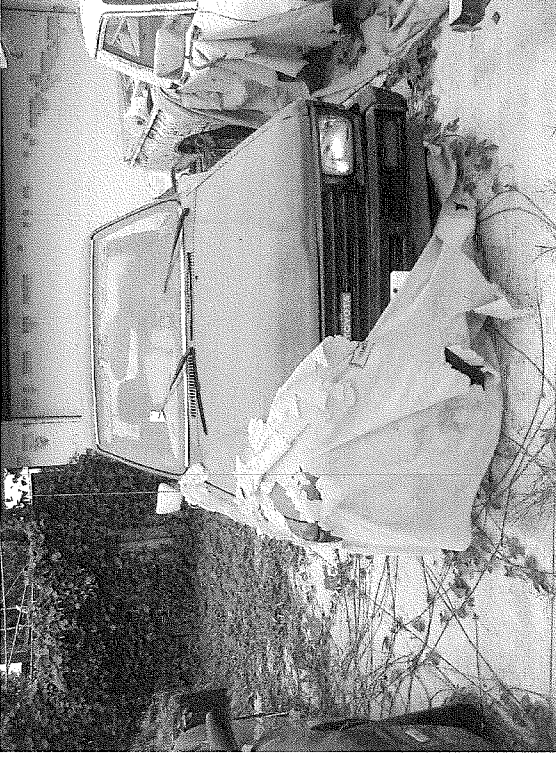
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Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez



11191 RAINIER CT
Ralph Hernandez





CITY OF GARDEN GROVE

NOTICE OF INVOICE

6-4-13

DAVID DE KOKER
P.O. BOX 535
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Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez



NOTICE OF INVOICE

8-15-13

DAVID DE KOKER
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GARDEN GROVE, CA 92842-0535

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

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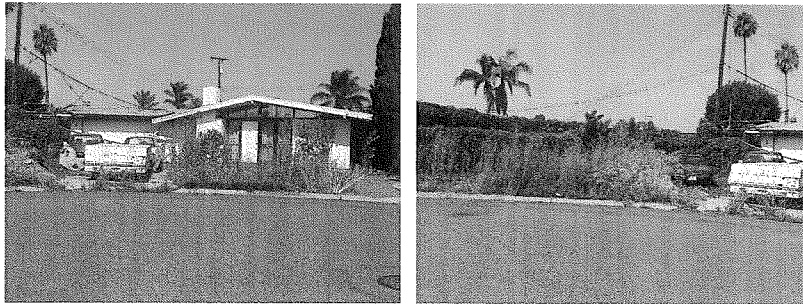
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Ralph Hernandez
Code Enforcement Officer





CITY OF GARDEN GROVE

NOTICE OF INVOICE

9-5-13

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

Bao Nguyen
Mayor

Steven R. Jones
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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))

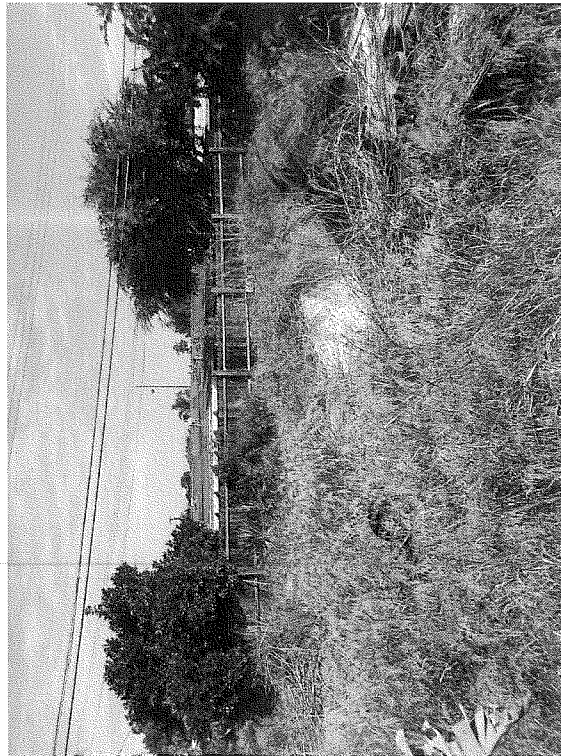
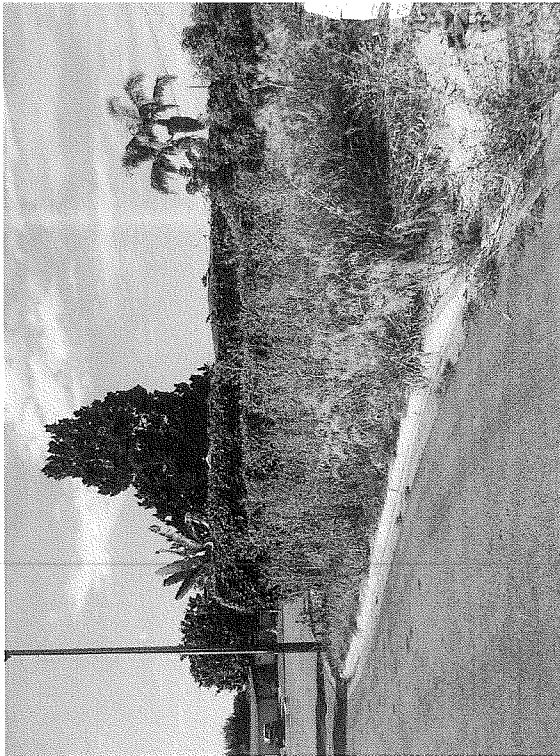
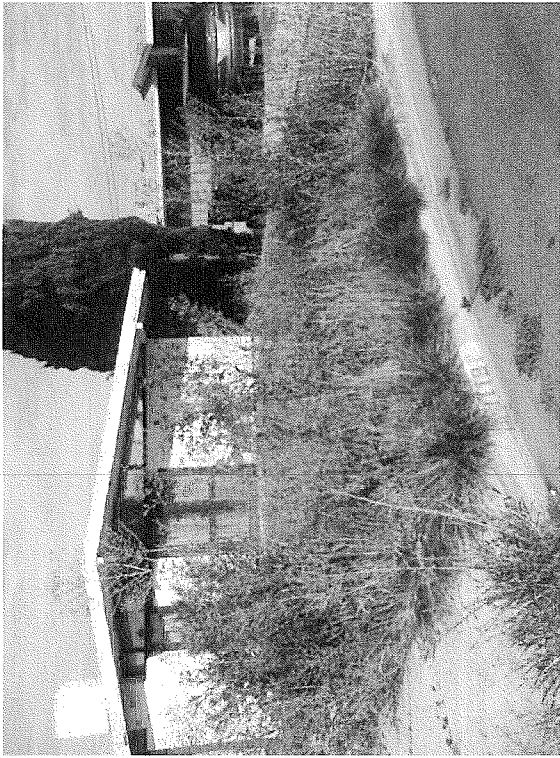
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Ralph Hernandez
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11191 RAINIER CT
Ralph Hernandez





CITY OF GARDEN GROVE

NOTICE OF INVOICE

9-23-13

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

Bao Nguyen
Mayor

Steven R. Jones
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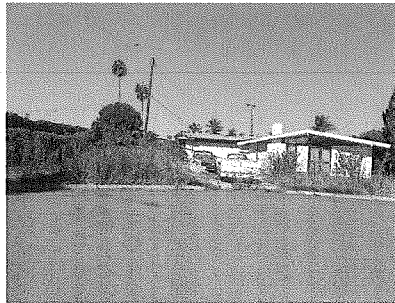
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CITY OF GARDEN GROVE

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10-5-13

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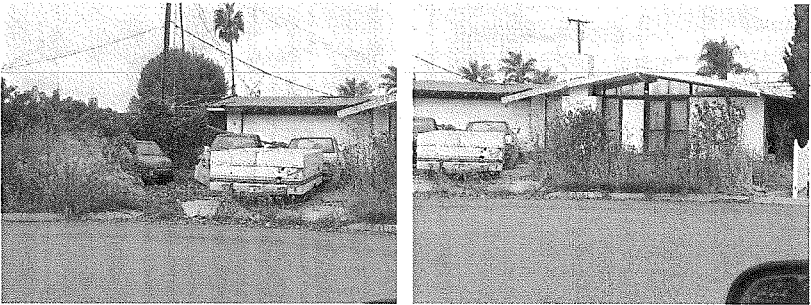
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Ralph Hernandez
Code Enforcement Officer





NOTICE OF INVOICE

11-4-13

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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





NOTICE OF INVOICE

11-4-13

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

Subject: Municipal Code Violations at 11191 RAINIER CT

Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

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). You are receiving an invoice for \$100.00 for an inspection where it was confirmed that: you have failed to comply with Garden Grove Municipal Code(s).

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Ralph Hernandez
Code Enforcement Officer





NOTICE OF INVOICE

12-16-13

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

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Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez





CITY OF GARDEN GROVE

NOTICE OF INVOICE

2-6-14

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 still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s). You are receiving an invoice for an inspection where it was confirmed that: you have failed to comply with Garden Grove Municipal Code(s).

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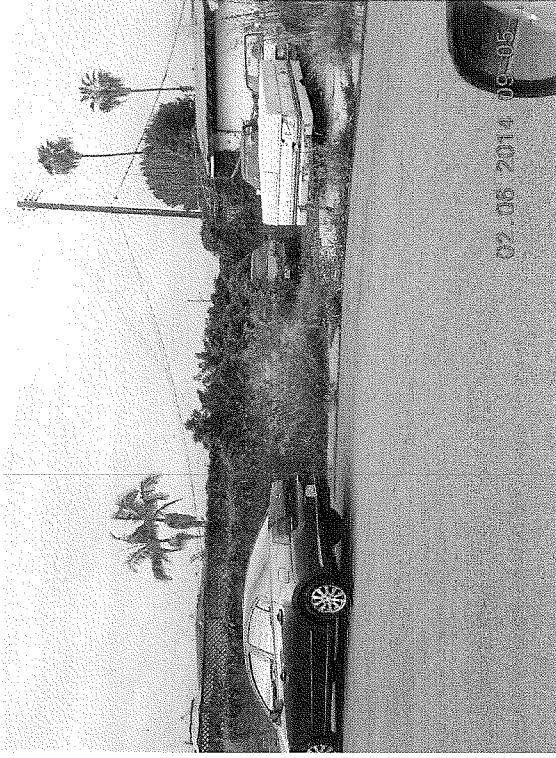
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To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the above violation(s) may also result in issuance of a misdemeanor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

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Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez





CITY OF GARDEN GROVE

NOTICE OF INVOICE

6-20-13

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

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). You are receiving an invoice for \$100.00 for an inspection on 6-20-13, where it was confirmed that: you have failed to comply with Garden Grove Municipal Code(s).

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Bao Nguyen
Mayor

Steven R. Jones
Mayor Pro Tem

Christopher V. Phan
Council Member

Phat Bui
Council Member

Kris Beard
Council Member

Ralph Hernandez
Code Enforcement Officer

11191 RAINIER CT
Ralph Hernandez



NOTICE OF INVOICE

10-7-13

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

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Ralph Hernandez
Code Enforcement Officer



NOTICE OF INVOICE

10-21-13

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

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Ralph Hernandez
Code Enforcement Officer





CITY OF GARDEN GROVE

NOTICE OF INVOICE

11-4-13

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

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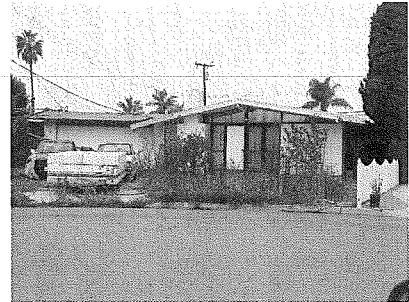
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Ralph Hernandez
Code Enforcement Officer





CITY OF GARDEN GROVE

NOTICE OF INVOICE

12-16-13

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
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INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

05/21/13

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

INVOICE

111--32284--- 6445-13-I 70.00

TOTAL AMOUNT DUE: \$70.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
FIRST REINSPECTION ON 05/20/13

70.00

TOTAL AMOUNT DUE BY 06/21/13:

\$70.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL
PLEASE RETURN COPY WITH REMITTANCE



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
 (714) 741-5358

05/21/13



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

INVOICE #

111--32284--- 6445-13-I 70.00

 TOTAL AMOUNT DUE: \$70.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
 SERVICES AT:
 11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
 FIRST REINSPECTION ON 05/20/13

70.00

TOTAL AMOUNT DUE BY 06/21/13:

 \$70.00

If you have any questions regarding this invoice, contact
 Ralph Hernandez at (714) 741-5350.

INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358



06/04/13

INVOICE #

6451-13-I

111--32284---

100.00

TOTAL AMOUNT DUE:

\$100.00



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

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 06/04/13

100.00

TOTAL AMOUNT DUE BY 07/04/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL

PLEASE RETURN COPY WITH REMITTANCE

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

06/04/13



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

INVOICE #

6451-13-I
111--32284--- 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 06/04/13

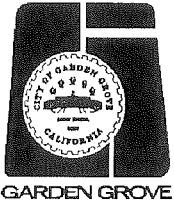
100.00

TOTAL AMOUNT DUE BY 07/04/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

06/20/13



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

INVOICE

111--32284--- 6472-13-I 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 06/20/13

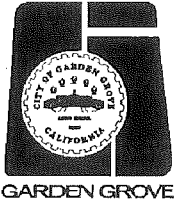
100.00

TOTAL AMOUNT DUE BY 07/20/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

I N V O I C E



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

06/20/13



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

INVOICE #

	6472-13-I
111--32284---	100.00

TOTAL AMOUNT DUE:	\$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION	AMOUNT
<p>YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION SERVICES AT: 11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS : SUBSEQUENT REINSPECTION ON 06/20/13</p> <p style="margin-top: 20px;">TOTAL AMOUNT DUE BY 07/20/13:</p> <p style="margin-top: 40px;">If you have any questions regarding this invoice, contact Ralph Hernandez at (714) 741-5350.</p>	<p>100.00</p> <p style="margin-top: 20px;">-----</p> <p>\$100.00</p>

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

07/15/13



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

INVOICE

6511-14-I
111--32284--- 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 07/15/13

100.00

TOTAL AMOUNT DUE BY 08/15/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

07/15/13



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

INVOICE #

	6511-14-I
111--32284---	100.00

TOTAL AMOUNT DUE:	\$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

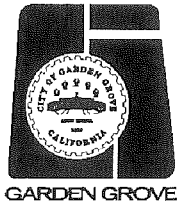
YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 07/15/13

100.00

TOTAL AMOUNT DUE BY 08/15/13:

\$100.00

If you have any questions regarding this invoice, contact Ralph Hernandez at (714) 741-5350.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

07/29/13



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

INVOICE

6536-14-I

111--32284--- 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 07/29/13

100.00

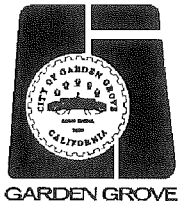
TOTAL AMOUNT DUE BY 08/29/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL

PLEASE RETURN COPY WITH REMITTANCE



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

07/29/13



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

INVOICE #

111--32284--- 6536-14-I 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 07/29/13

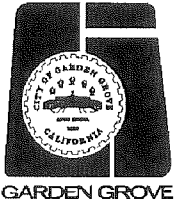
100.00

TOTAL AMOUNT DUE BY 08/29/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

08/15/13



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

INVOICE #

111--32284--- 6562-14-I 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 08/15/13

100.00

TOTAL AMOUNT DUE BY 09/15/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

08/15/13



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

INVOICE

6562-14-I
111--32284--- 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 08/15/13

100.00

TOTAL AMOUNT DUE BY 09/15/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

09/05/13

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

INVOICE

111--32284--- 6605-14-I 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 09/05/13

100.00

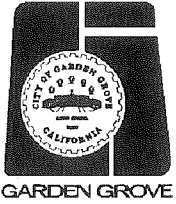
TOTAL AMOUNT DUE BY 10/05/13:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL
PLEASE RETURN COPY WITH REMITTANCE

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

09/05/13



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

INVOICE

111--32284--- 6605-14-I 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 09/05/13

100.00

TOTAL AMOUNT DUE BY 10/05/13:

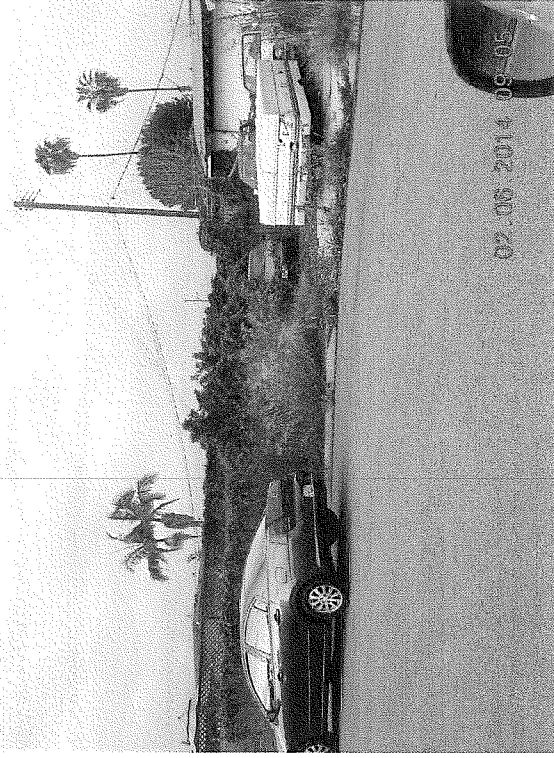
\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

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

11191 RAINIER CT
Ralph Hernandez





NOTICE OF INVOICE

6-20-13

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 still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation(s). You are receiving an invoice for \$100.00 for an inspection on 6-20-13, where it was confirmed that: you have failed to comply with Garden Grove Municipal Code(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))

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))

If additional inspections 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 above violation(s) may also result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

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

11191 RAINIER CT
Ralph Hernandez



NOTICE OF INVOICE

10-7-13

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

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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))

If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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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

Follow-up Inspection of 11191 Rainer Ct. – 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.

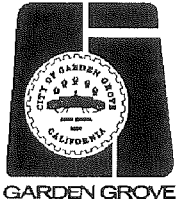
Mr. DeKoker pointed out that there was vegetation currently sprouting from the ground in the front yard but he would be maintaining it as he would be at the property every day over the next year. He said he has been working on removing some rotted and water logged fascia and wood paneling under the fascia 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.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
 (714) 741-5358

12/16/13



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

INVOICE #

6872-14-I
 111--32284--- 200.00

 TOTAL AMOUNT DUE: \$200.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

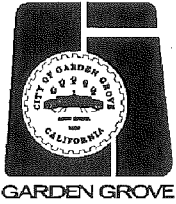
YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
 SERVICES AT:
 11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
 SUBSEQUENT REINSPECTION ON 11/18/13
 SUBSEQUENT REINSPECTION ON 12/02/13

100.00
 100.00

TOTAL AMOUNT DUE BY 01/16/14:

 \$200.00

If you have any questions regarding this invoice, contact
 Ralph Hernandez at (714) 741-5350.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

12/16/13

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

INVOICE #

6873-14-I

111--32284---

100.00

TOTAL AMOUNT DUE:

\$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 12/16/13

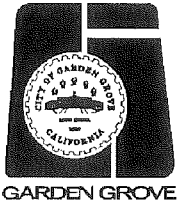
100.00

TOTAL AMOUNT DUE BY 01/16/14:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL
PLEASE RETURN COPY WITH REMITTANCE



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

12/16/13

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

INVOICE

6873-14-I
111--32284--- 100.00

TOTAL AMOUNT DUE: \$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 12/16/13

100.00

TOTAL AMOUNT DUE BY 01/16/14:

\$100.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

02/06/14



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

INVOICE #

6964-14-I

111--32284---

300.00

TOTAL AMOUNT DUE:

\$300.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION
SERVICES AT:
11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :
SUBSEQUENT REINSPECTION ON 01/06/14
SUBSEQUENT REINSPECTION ON 01/23/14
SUBSEQUENT REINSPECTION ON 02/06/14

100.00
100.00
100.00

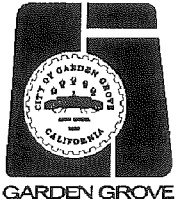
TOTAL AMOUNT DUE BY 03/06/14:

\$300.00

If you have any questions regarding this invoice, contact
Ralph Hernandez at (714) 741-5350.

ORIGINAL
PLEASE RETURN COPY WITH REMITTANCE

INVOICE



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

02/06/14

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

INVOICE #

	6964-14-I
111--32284---	300.00

TOTAL AMOUNT DUE:	\$300.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION

AMOUNT

YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION SERVICES AT:

11191 RAINIER CT, GARDEN GROVE, CA 92841 AS FOLLOWS :

SUBSEQUENT REINSPECTION ON 01/06/14	100.00
SUBSEQUENT REINSPECTION ON 01/23/14	100.00
SUBSEQUENT REINSPECTION ON 02/06/14	100.00

TOTAL AMOUNT DUE BY 03/06/14:	----- \$300.00
-------------------------------	-------------------

If you have any questions regarding this invoice, contact Ralph Hernandez at (714) 741-5350.

**SENT VIA FIRST CLASS AND
CERTIFIED MAIL
POSTED ON-SITE**

December 16, 2014

David De Koker
PO Box 535
Garden Grove, CA 92842-0535

Joan Podkowsinski
David De Koker
11191 Rainier Court
Garden Grove, CA 92841-1327

DECLARATION OF PUBLIC NUISANCE & ORDER TO ABATE

Property Address: 11191 Rainier Court, Garden Grove, CA 92841-1327, APN 132-125-30

The above-referenced property has been determined by the City of Garden Grove ("City") to constitute a public nuisance. As the owner and/or entity with an interest in this property, you are responsible for its condition. Furthermore, you are responsible for ensuring that the nuisance conditions that exist on the property are abated. Various inspections of your property at 11191 Rainier Court, Garden Grove, California ("Property") have been conducted by the City of Garden Grove. Despite numerous notices of violation, administrative citations, and orders to abate the unlawful conditions at the Property, the nuisances continue to exist.

Specifically, the public nuisance conditions that exist on the property are as follows:

- 1) The building, including the roof and trim, is in a dilapidated condition and are generally in a state of disrepair, which violates International Property Maintenance Code § 304.2.
- 2) The building, including the roof and trim, shows signs of dry rot, warping, decay, and general signs of disrepair, which violates Garden Grove Municipal Code § 9.32.180(B)(9).
- 3) The property is not maintained in a clean, safe, secure, and sanitary condition due to the presence of debris, inoperable vehicles, and overgrown vegetation, which violates International Property Maintenance Code § 301.3.
- 4) The landscaping on the property is not sufficiently maintained and constitutes a nuisance pursuant to Garden Grove Municipal Code § 9.08.040.080(A)(6).

The current conditions of the property listed above have been found to create a hazard to life, limb, health, property, safety and/or welfare of occupants and the general public and is hereby

declared a Public Nuisance. Further, the property has been determined to be substandard as that term is defined by California Health & Safety Code section 17920.3.

During the inspection of your Property that took place on November 24, 2014, City staff discussed with you the various actions that need to be taken to bring the Property into compliance. Further, you discussed a time frame to bring the Property into full compliance with the Garden Grove Municipal Code. As you requested, you will be granted a **conditional 90-day** extension (from the date of the inspection) to bring the Property into compliance. However, the extension is contingent on you demonstrating substantial progress at regular site inspections which shall take place at outlined below. The first of these site inspections occurred on December 8, 2014, and revealed minimal progress. In order to ensure swift compliance with the municipal code, you are hereby ordered to:

- 1) Cooperate with City staff in scheduling and conducting regular site inspections of the Property as outlined herein. The next inspection will take place on **Monday, December 22, 2014**. Please contact City staff to arrange a specific time for an inspection.
- 2) By the time of the inspection on **Monday, December 22, 2014**, you must have completed the following:
 - a. Secure the rear yard from entry. Currently, the rear yard is accessible on the north side of the Property as no fence or other barrier exists to prevent children, animals, etc. from entering the yard. Given the drained pool in the rear yard, this condition creates a substantial and immediate hazard that must be corrected as soon as possible.
 - b. Obtain a re-roof permit. Notwithstanding any language to the contrary on any form permit documents, the roof repairs must be completed, inspected, and approved by the City within 30 days of obtaining the re-roof permit.
 - c. Obtain building permit to repair exterior walls on main structure of the Property. Specifically, the walls must be insulated and the stucco/siding must be repaired. Notwithstanding any language to the contrary on any form permit documents, the repairs must be completed, inspected, and approved by the City within 30 days of obtaining the building permit.
 - d. Obtain an electrical permit to provide operable hallway lighting installed in an approved manner. The electrical service panel is to be sealed properly (flashing and stucco). Notwithstanding any language to the contrary on any form permit documents, the electrical work must be completed, inspected, and approved by the City within 30 days of obtaining the electrical permit.
 - e. Remove all overgrown, dead, or dying vegetation, and all trash and debris from the front yard area of the Property.
 - f. Either remove the inoperative vehicles from the Property entirely, or take all necessary action to render the vehicles operable as defined by the Garden Grove Municipal Code (e.g. inflated tires, working batteries, valid registration, etc.).
- 3) By **Monday, January 19, 2015**, you must:

- a. Remove the extended portion of the perimeter fence in the rear/side yards (i.e., the upper portion).
 - b. Secure the pool area, with approved fencing.
 - c. Complete necessary repairs and obtain final approval on the permits referenced in item 2(b), 2(c), and 2(d), above.
- 4) By **Monday, February 2, 2015**, you must remove all overgrown, dead, or dying vegetation, and all trash and debris from the side and rear yards of the Property.
- 5) By **Monday, February 23, 2015**, you must:
- a. Paint the exterior of the dwelling, including stucco and fascia, to protect the dwelling from the elements.
 - b. Remove mold from all areas in the interior and exterior of the dwelling, sterilize sites where mold was removed, and paint over those areas as necessary.
- 6) Comply with any other directives of City officials as are deemed appropriate and perform continued maintenance at the Property as necessary.

Your failure to comply with **any** of these conditions by the deadlines set above, including the failure to schedule an inspection appointment, will result in immediate legal action absent an extension, in writing, by the City. This action may include the filing of a civil suit against you, in which the City will seek an order appointing a receiver to take control of your property to correct or abate the violations noted above. Please note that the City will also seek to recover the costs of abatement, including attorney's fees and other enforcement and investigation costs incurred through a lien on the property, and may foreclose upon that lien, if necessary. (See, Cal. Health & Safety Code §§ 17980.6 and 17980.7) Please also note that pursuant to California Civil Code Section 1942.5, you cannot retaliate against any tenant or lessee as a result of this letter and notice. Further, pursuant to sections 17274 and 24436.5 of the California Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred regarding this property in the current taxable year given the nuisance conditions that exist thereon.

This notice is being issued by the City of Garden Grove, which is located at 11222 Acacia Parkway, Garden Grove, CA 92840. You may reach the City at (714) 741-5000, and Building Services at (714) 741-5307.

Note that the disposal of any material involved in public nuisances shall be carried forth in a legal manner.

Appeal of Enforcement Officer Decision

You may appeal this Notice and Order pursuant to the provisions of IPMC section 111 et seq., and GGMC Chapter 2.54. Such appeal shall be made, in writing, within 20 days, and shall be filed with the City Clerk, together with a filing fee in an amount as may be prescribed by the City

Council by resolution. Failure to appeal this notice shall constitute a waiver of any right to an administrative hearing and determination of the matter.

If you have any further questions regarding this matter, please contact me at (714) 741-5307.

Sincerely,

Bill Tewfik
Building Official

cc: Michael Austin, Supervising Building Inspector
Allison Mills, Neighborhood Improvement Manager
Diane Belair, Building Inspector
Ralph Hernandez, Code Compliance Officer
Vincent Wong, Deputy City Attorney

Attachment: Cal. Health & Safety Code §§ 17980.6 and 17980.7



SENT VIA FIRST CLASS AND CERTIFIED MAIL
POSTED ON-SITE

December 16, 2014

David De Koker
PO Box 535
Garden Grove, CA 92842-0535

Joan Podkowinski
David De Koker
11191 Rainier Court
Garden Grove, CA 92841-1327

DECLARATION OF PUBLIC NUISANCE & ORDER TO ABATE

Property Address: 11191 Rainier Court, Garden Grove, CA 92841-1327, APN 132-125-30

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- 2) The building, including the roof and trim, shows signs of dry rot, warping, decay, and general signs of disrepair, which violates Garden Grove Municipal Code § 9.32.180(B)(9).
- 3) The property is not maintained in a clean, safe, secure, and sanitary condition due to the presence of debris, inoperable vehicles, and overgrown vegetation, which violates International Property Maintenance Code § 301.3.
- 4) The landscaping on the property is not sufficiently maintained and constitutes a nuisance pursuant to Garden Grove Municipal Code § 9.08.040.080(A)(6).

The current conditions of the property listed above have been found to create a hazard to life, limb, health, property, safety and/or welfare of occupants and the general public and is hereby declared a Public Nuisance. Further, the property has been determined to be substandard as that term is defined by California Health & Safety Code section 17920.3.

During the inspection of your Property that took place on November 24, 2014, City staff discussed with you the various actions that need to be taken to bring the Property into compliance. Further, you discussed a time frame to bring the Property into full compliance with the Garden Grove Municipal Code. As you requested, you will be granted a **conditional** 90-day extension (from the date of the inspection) to bring the Property into compliance. However, the extension is contingent on you demonstrating substantial progress at regular site inspections which shall take place at outlined below. The first of these site inspections occurred on December 8, 2014, and revealed minimal progress. In order to ensure swift compliance with the municipal code, you are hereby ordered to:

- 1) Cooperate with City staff in scheduling and conducting regular site inspections of the Property as outlined herein. The next inspection will take place on **Monday, December 22, 2014**. Please contact City staff to arrange a specific time for an inspection.
- 2) By the time of the inspection on **Monday, December 22, 2014**, you must have completed the following:
 - a. Secure the rear yard from entry. Currently, the rear yard is accessible on the north side of the Property as no fence or other barrier exists to prevent children, animals, etc. from entering the yard. Given the drained pool in the rear yard, this condition creates a substantial and immediate hazard that must be corrected as soon as possible.
 - b. Obtain a re-roof permit. Notwithstanding any language to the contrary on any form permit documents, the roof repairs must be completed, inspected, and approved by the City within 30 days of obtaining the re-roof permit.
 - c. Obtain building permit to repair exterior walls on main structure of the Property. Specifically, the walls must be insulated and the stucco/siding must be repaired. Notwithstanding any language to the contrary on any form permit documents, the repairs must be completed, inspected, and approved by the City within 30 days of obtaining the building permit.
 - d. Obtain an electrical permit to provide operable hallway lighting installed in an approved manner. The electrical service panel is to be sealed properly (flashing and stucco). Notwithstanding any language to the contrary on any form permit documents, the electrical work must be completed, inspected, and approved by the City within 30 days of obtaining the electrical permit.
 - e. Remove all overgrown, dead, or dying vegetation, and all trash and debris from the front yard area of the Property.
 - f. Either remove the inoperative vehicles from the Property entirely, or take all necessary action to render the vehicles operable as defined by the Garden Grove Municipal Code (e.g. inflated tires, working batteries, valid registration, etc.).
- 3) By **Monday, January 19, 2015**, you must:
 - a. Remove the extended portion of the perimeter fence in the rear/side yards (i.e., the upper portion).
 - b. Secure the pool area, with approved fencing.

- c. Complete necessary repairs and obtain final approval on the permits referenced in item 2(b), 2(c), and 2(d), above.
- 4) By **Monday, February 2, 2015**, you must remove all overgrown, dead, or dying vegetation, and all trash and debris from the side and rear yards of the Property.
- 5) By **Monday, February 23, 2015**, you must:
 - a. Paint the exterior of the dwelling, including stucco and fascia, to protect the dwelling from the elements.
 - b. Remove mold from all areas in the interior and exterior of the dwelling, sterilize sites where mold was removed, and paint over those areas as necessary.
- 6) Comply with any other directives of City officials as are deemed appropriate and perform continued maintenance at the Property as necessary.

Your failure to comply with any of these conditions by the deadlines set above, including the failure to schedule an inspection appointment, will result in immediate legal action absent an extension, in writing, by the City. This action may include the filing of a civil suit against you, in which the City will seek an order appointing a receiver to take control of your property to correct or abate the violations noted above. Please note that the City will also seek to recover the costs of abatement, including attorney's fees and other enforcement and investigation costs incurred through a lien on the property, and may foreclose upon that lien, if necessary. (See, Cal. Health & Safety Code §§ 17980.6 and 17980.7) Please also note that pursuant to California Civil Code Section 1942.5, you cannot retaliate against any tenant or lessee as a result of this letter and notice. Further, pursuant to sections 17274 and 24436.5 of the California Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred regarding this property in the current taxable year given the nuisance conditions that exist thereon.

This notice is being issued by the City of Garden Grove, which is located at 11222 Acacia Parkway, Garden Grove, CA 92840. You may reach the City at (714) 741-5000, and Building Services at (714) 741-5307.

Note that the disposal of any material involved in public nuisances shall be carried forth in a legal manner.

Appeal of Enforcement Officer Decision

You may appeal this Notice and Order pursuant to the provisions of IPMC section 111 et seq., and GGMC Chapter 2.54. Such appeal shall be made, in writing, within 20 days, and shall be filed with the City Clerk, together with a filing fee in an amount as may be prescribed by the City Council by resolution. Failure to appeal this notice shall constitute a waiver of any right to an administrative hearing and determination of the matter.

If you have any further questions regarding this matter, please contact me at (714) 741-5307.

Respectfully,

Community Development Department
Susan Emery, Community Development Director



Bill Jewfik,
Building Official

cc: Michael Austin, Supervising Building Inspector
Allison Mills, Neighborhood Improvement Manager
Diane Belair, Building Inspector
Ralph Hernandez, Code Compliance Officer
Vincent Wong, Deputy City Attorney
Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

Attachment: Cal. Health & Safety Code §§ 17980.6 and 17980.7

payment of taxes or operating and maintenance expenses of the dwelling or any obligation of the owner or any other person for the payment of mortgages or liens. The remedies pursuant to this section or Sections 17980.1 to 17980.3, inclusive, shall be in addition to any other remedies provided by law.

Health and Safety Code 17980.5 Establishment of special fund The local enforcement agency may establish and maintain a special fund for the purpose of implementing Sections 17980.1 to 17980.4, inclusive.

Health and Safety Code 17980.6 Order or notice to repair, remedies If any building is maintained in a manner that violates any provisions of this part, the building standards published in the State Building Standards Code relating to the provisions of this part, any other rule or regulation adopted pursuant to the provisions of this part, or any provision in a local ordinance that is similar to a provision in this part, and the violations are so extensive and of such a nature that the health and safety of residents or the public is substantially endangered, the enforcement agency may issue an order or notice to repair or abate pursuant to this part. Any order or notice pursuant to this subdivision shall be provided either by both posting a copy of the order or notice in a conspicuous place on the property and by first-class mail to each affected residential unit, or by posting a copy of the order or notice in a conspicuous place on the property and in a prominent place on each affected residential unit. The order or notice shall include, but is not limited to, all of the following:

- (a) The name, address, and telephone number of the agency that issued the notice or order.
- (b) The date, time, and location of any public hearing or proceeding concerning the order or notice.
- (c) Information that the lessor cannot retaliate against a lessee pursuant to Section 1942.5 of the Civil Code.

Health and Safety Code 17980.7. Failure to comply If the owner fails to comply within a reasonable time with the terms of the order or notice issued pursuant to Section 17980.6, the following provisions shall apply:

- (a) The enforcement agency may seek and the court may order imposition of the penalties provided for under Chapter 6 (commencing with Section 17995).
- (b) (1) The enforcement agency may seek and the court may order the owner to not claim any deduction with respect to state taxes for interest, taxes, expenses, depreciation, or amortization

paid or incurred with respect to the cited structure, in the taxable year of the initial order or notice, in lieu of the enforcement agency processing a violation in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code.

(2) If the owner fails to comply with the terms of the order or notice to correct the condition that caused the violation pursuant to Section 17980.6, the court may order the owner to not claim these tax benefits for the following year.

(c) The enforcement agency, tenant, or tenant association or organization may seek and the court may order, the appointment of a receiver for the substandard building pursuant to this subdivision. In its petition to the court, the enforcement agency, tenant, or tenant association or organization shall include proof that notice of the petition was served not less than three days prior to filing the petition, pursuant to Article 3 (commencing with Section 415.10) of Chapter 4 of Title 5 of Part 2 of the Code of Civil Procedure, to all persons with a recorded interest in the real property upon which the substandard building exists.

(1) In appointing a receiver, the court shall consider whether the owner has been afforded a reasonable opportunity to correct the conditions cited in the notice of violation.

(2) The court shall not appoint any person as a receiver unless the person has demonstrated to the court his or her capacity and expertise to develop and supervise a viable financial and construction plan for the satisfactory rehabilitation of the building. A court may appoint as a receiver a nonprofit organization or community development corporation. In addition to the duties and powers that may be granted pursuant to this section, the nonprofit organization or community development corporation may also apply for grants to assist in the rehabilitation of the building.

(3) If a receiver is appointed, the owner and his or her agent of the substandard building shall be enjoined from collecting rents from the tenants, interfering with the receiver in the operation of the substandard building, and encumbering or transferring the substandard building or real property upon which the building is situated.

(4) Any receiver appointed pursuant to this section shall have all of the following powers and duties in the order of priority listed in this paragraph, unless the court otherwise permits:

(A) To take full and complete control of the substandard property.

(B) To manage the substandard building and pay expenses of the operation of the substandard building and real property upon which the building is located, including taxes, insurance, utilities, general maintenance, and debt secured by an interest in the real property.

(C) To secure a cost estimate and construction plan from a licensed contractor for the repairs necessary to correct the conditions cited in the notice of violation.

(D) To enter into contracts and employ a licensed contractor as necessary to correct the conditions cited in the notice of violation.

(E) To collect all rents and income from the substandard building.

(F) To use all rents and income from the substandard building to pay for the cost of rehabilitation and repairs determined by the court as necessary to correct the conditions cited in the notice of violation.

(G) To borrow funds to pay for repairs necessary to correct the conditions cited in the notice of violation and to borrow funds to pay for any relocation benefits authorized by paragraph (6) and, with court approval, secure that debt and any moneys owed to the receiver for services performed pursuant to this section with a lien on the real property upon which the substandard building is located. The lien shall be recorded in the county recorder's office in the county within which the building is located.

(H) To exercise the powers granted to receivers under Section 568 of the Code of Civil Procedure.

(5) The receiver shall be entitled to the same fees, commissions, and necessary expenses as receivers in actions to foreclose mortgages.

(6) If the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the substandard building by any tenant, to the extent that the tenant cannot safely reside in his or her unit, then the receiver shall provide relocation benefits in accordance with subparagraph (A) of paragraph (3) of subdivision (d).

(7) The relocation compensation provided for in this section shall not preempt any local ordinance that provides for greater relocation assistance.

(8) In addition to any reporting required by the court, the receiver shall prepare monthly reports to the state or local enforcement agency which shall contain information on at least the following items:

(A) The total amount of rent payments received.

(B) Nature and amount of contracts negotiated relative to the operation or repair of the property.

(C) Payments made toward the repair of the premises.

(D) Progress of necessary repairs.

(E) Other payments made relative to the operation of the building.

(F) Amount of tenant relocation benefits paid.

(9) The receiver shall be discharged when the conditions cited in the notice of violation have been remedied in accordance with the court order or judgment and a complete accounting of all costs and repairs has been delivered to the court. Upon removal of the condition, the owner, the mortgagee, or any lienor of record may apply for the discharge of all moneys not used by the receiver for removal of the condition and all other costs authorized by this section.

(10) After discharging the receiver, the court may retain jurisdiction for a time period not to exceed 18 consecutive months, and require the owner and the enforcement agency responsible for enforcing Section 17980 to report to the court in accordance with a schedule determined by

the court.

(11) The prevailing party in an action pursuant to this section shall be entitled to reasonable attorney's fees and court costs as may be fixed by the court.

(12) The county recorder may charge and collect fees for the recording of all notices and other documents required by this section pursuant to Article 5 (commencing with Section 27360) of Chapter 6 of Division 2 of Title 3 of the Government Code.

(13) Nothing in this section shall be construed to limit those rights available to tenants and owners under any other provision of the law.

(14) Nothing in this section shall be construed to deprive an owner of a substandard building of all procedural due process rights guaranteed by the California Constitution and the United States Constitution, including, but not limited to, receipt of notice of the violation claimed and an adequate and reasonable period of time to comply with any orders which are issued by the enforcement agency or the court.

(15) Upon the request of a receiver, a court may require the owner of the property to pay all unrecovered costs associated with the receivership in addition to any other remedy authorized by law.

(d) If the court finds that a building is in a condition which substantially endangers the health and safety of residents pursuant to Section 17980.6, upon the entry of any order or judgment, the court shall do all of the following:

(1) Order the owner to pay all reasonable and actual costs of the enforcement agency including, but not limited to, inspection costs, investigation costs, enforcement costs, attorney fees or costs, and all costs of prosecution.

(2) Order that the local enforcement agency shall provide the tenant with notice of the court order or judgment.

(3) (A) Order that if the owner undertakes repairs or rehabilitation as a result of being cited for a notice under this chapter, and if the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the premises by any lawful tenant, so that the tenant cannot safely reside in the premises, then the owner shall provide or pay relocation benefits to each lawful tenant. These benefits shall consist of actual reasonable moving and storage costs and relocation compensation. The actual moving and storage costs shall consist of all of the following:

(i) Transportation of the tenant's personal property to the new location. The new location shall be in close proximity to the substandard premises, except where relocation to a new location beyond a close proximity is determined by the court to be justified.

(ii) Packing, crating, unpacking, and uncrating the tenant's personal property.

(iii) Insurance of the tenant's property while in transit.

(iv) The reasonable replacement value of property lost, stolen, or damaged (not through the

fault or negligence of the displaced person, his or her agent or employee) in the process of moving, where insurance covering the loss, theft, or damage is not reasonably available.

(v) The cost of disconnecting, dismantling, removing, reassembling, reconnecting, and reinstalling machinery, equipment, or other personal property of the tenant, including connection charges imposed by utility companies for starting utility service.

(B)(i) The relocation compensation shall be an amount equal to the differential between the contract rent and the fair market rental value determined by the federal Department of Housing and Urban Development for a unit of comparable size within the area for the period that the unit is being repaired, not to exceed 120 days.

(ii) If the court finds that a tenant has been substantially responsible for causing or substantially contributing to the substandard conditions, then the relocation benefits of this section shall not be paid to this tenant. Each other tenant on the premises who has been ordered to relocate due to the substandard conditions and who is not substantially responsible for causing or contributing to the conditions shall be paid these benefits and moving costs at the time that he or she actually relocates.

(4) Determine the date when the tenant is to relocate, and order the tenant to notify the enforcement agency and the owner of the address of the premises to which he or she has relocated within five days after the relocation.

(5) (A) Order that the owner shall offer the first right to occupancy of the premises to each tenant who received benefits pursuant to subparagraph (A) of paragraph (3), before letting the unit for rent to a third party. The owner's offer on the first right to occupancy to the tenant shall be in writing, and sent by first-class certified mail to the address given by the tenant at the time of relocation. If the owner has not been provided the tenant's address by the tenant as prescribed by this section, the owner shall not be required to provide notice under this section or offer the tenant the right to return to occupancy.

(B) The tenant shall notify the owner in writing that he or she will occupy the unit. The notice shall be sent by first-class certified mail no later than 10 days after the notice has been mailed by the owner.

(6) Order that failure to comply with any abatement order under this chapter shall be punishable by civil contempt, penalties under Chapter 6 (commencing with Section 17995), and any other penalties and fines as are available.

(e) The initiation of a proceeding or entry of a judgment pursuant to this section or Section 17980.6 shall be deemed to be a "proceeding" or "judgment" as provided by paragraph (4) or (5) of subdivision (a) of Section 1942.5 of the Civil Code.

(f) The term "owner," for the purposes of this section, shall include the owner, including any public entity that owns residential real property, at the time of the initial notice or order and any successor in interest who had actual or constructive knowledge of the notice, order, or

prosecution.

(g) These remedies shall be in addition to those provided by any other law.

(h) Nothing in this section or in Section 17980.6 shall impair the rights of an owner exercising his or her rights established pursuant to Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code.

Health and Safety Code 17980.8 Determination of substandard condition Notwithstanding any other provision of law, if a determination that an unsafe or substandard condition exists in any building, or upon the lot upon which it is situated, has been made in an administrative proceeding conducted under this part, including any code incorporated by Section 17922, the enforcement agency may abate the nuisance as provided in this part or exercise any other authority conferred upon it by this part, subject only to the exclusive remedy of the owner to challenge the administrative determination pursuant to Section 1094.5 of the Code of Civil Procedure. The court may exercise its independent judgment on the evidence to determine whether the findings are supported by the weight of the evidence. This section shall apply only to administrative proceedings commenced on or after January 1, 1990.

Health and Safety Code 17980.10 Cost to abate substandard condition (a) An enforcement agency that properly declares any dwelling a nuisance and, using the notice requirements and procedures specified in Subchapter 1 (commencing with Section 1) of Chapter 1 of Part 1 of Title 25 of the California Code of Regulations, confirms the declaration by resolution of its governing board shall be deemed to have acquired jurisdiction to abate the nuisance by repairing or causing to have repairs made to the property, by razing or removing the dwelling or in any other way causing the nuisance to be abated.

(b) The enforcement agency shall keep an itemized account of all of the expenses involved in abating the nuisance, including the razing or removing of the dwelling. The enforcement agency shall cause to be posted conspicuously on the property where the nuisance was abated, repairs were made, or where the dwelling was razed or removed, an expense statement. This statement shall be verified by the officer of the enforcement agency in charge of doing the work, showing the reasonable gross and net expense of the abatement actions taken by the agency, including the expense of inspections; repairs, if any; the cost of the razing or removing of the building, if applicable; and any other costs of abatement, together with a notice of the time and place when and where the statement shall be submitted to the governing board of the enforcement agency for approval and confirmation. In addition to being posted on the property, this statement shall be sent by certified mail to each owner and other interested party, as specified in Subchapter 1

1 PROOF OF SERVICE

2 STATE OF CALIFORNIA, COUNTY OF ORANGE

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

5 On December 17, 2014 I served the foregoing document(s) described as
6 Notice and Order of the Building Official

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

9 David De Koker PO Box 535 Garden Grove, CA 92842 and Joan Podkowinski,
10 David De Koker 11191 Rainier Ct., Garden Grove, Ca 92841 and Ocwen Loan
Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

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

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

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

21 (BY PERSONAL SERVICE) I posted the Notice at the offices of the property
address.

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

24 Executed on December 17, 2014 at Garden Grove, California.

25
26 Diane Belair Diane Belair
27
28

OVERVIEW - INSPECTION

Application #: A-222137 Location: 11191 RAINIER CT Date Created: Dec 22, 2014
 Permit #: 14-3034 Garden Grove, CA 92841 Date Issued: Dec 22, 2014
 Permit Status: Inspections [Change Location] Expiration: Jun 20, 2015
 Finalled Date [Set Date] Holds: None Work Item: Add Work Item
 Project Name: Valuation: \$0.00 Permit: Print Permit
 Res/Com: Residential Existing versions:
 No printed versions yet.
 Cloning: Clone This Permit
 Number Of New Units: N/A
 Permit Type: Building Work Type: Reroof
 Floor Area: N/A

Work Description

TEAR OFF (E) 2 LAYER ROOF/REPAIR SHEATHING/INSTALL 2 LAYERS 15# FELT/INSTALL COMP SHINGLES/
 (2:12 PITCH)

Unit Description

INSPECTIONS [Hide]

No inspections yet.

[New Inspection](#)

STAFF ADMIN OPTIONS [Show]

FEES AND PAYMENTS [Hide]

Total Fees: \$185.39 Payment: Invoices and Payments
 Payments: \$185.39
 Balance Due: \$0.00
 Fee Sheet: View Fees Modify: Fees and Items

CONTACTS [Hide]

Current information

Name	Role	City	Phone	Actions
1 DE KOKER,DAVID PODKOWINSKI,DE KOKER J	Applicant, Owner	Garden Grove		Remove

[Add Contact](#)

As printed on the permit

Role	Name	Phone
1 Owner	DE KOKER,DAVID PODKOWINSKI,DE KOKER J	
2 Applicant	DE KOKER,DAVID PODKOWINSKI,DE KOKER J	
3 Contractor		
4 Architect		
5 Engineer		
6 Designer		

OVERVIEW - INSPECTION		
Application #: A-222138	Location: 11191 RAINIER CT	Date Created: Dec 22, 2014
Permit #: 14-3035	Garden Grove, CA 92841	Date Issued: Dec 22, 2014
Permit Status: Inspections	[Change Location]	Expiration: Jun 20, 2015
Finalled Date [Set Date]	Holds: None	Work Item: Add Work Item
Project Name:	Valuation: \$1,500.00	Permit: Print Permit
Res/Com: Residential		Existing versions: No printed versions yet.
		Cloning: Clone This Permit
Permit Type: Building/Electrical Permit	Work Type: Alterations	Number Of New Units: N/A
Floor Area: N/A	<p align="center">Work Description</p> <p>LEGALIZE - REPAIR (E) ELECTRICAL LIGHTING & REMOVE DANGLING WIRES/REPAIR INSULATION AND STUCCO ON REAR OF HOUSE INCLUDING AROUND ELECTRICAL PANEL/INSPECT 2 WINDOWS THAT MEET EGRESS (APPROVED BY MIKE A) PER MIKE AUSTINS CASE</p> <p align="center">Unit Description</p>	

INSPECTIONS <small>[Hide]</small>
No inspections yet.
New Inspection

STAFF ADMIN OPTIONS <small>[Show]</small>

FEES AND PAYMENTS <small>[Hide]</small>			
Total Fees:	\$128.90	Payment:	Invoices and Payments
Payments:	\$128.90		
Balance Due:	\$0.00		
Fee Sheet:	View Fees	Modify:	Fees and Items

CONTACTS <small>[Hide]</small>

PLAN CHECKS <small>[Hide]</small>
<p>Plan Check Status Overview</p> <p>No plan checks.</p>
<p>Sewer <input type="checkbox"/> Require This Plan Check</p>
<p>Submit new plan set with <input type="text" value="8"/> copy(ies) to Plan Checks: Submit New Plan Set</p>
<p>Final Plan Check</p> <p>No final plan check yet.</p>

OUTSIDE AGENCIES <small>[Hide]</small>



**CITY OF GARDEN GROVE
BUILDING SERVICES**

General Info : 714-741-5307
Inspection Requests : 855-380-8758

*Electrical
&
Stucco Repair*

**11191 RAINIER CT
PERMIT#:14-3035
ISSUED:12/22/14**

Owner DE KOKER, DAVID PODKOWINSKI, DE KOKER J		Telephone	Zip 92841	Building Address 11191 RAINIER CT																																				
Address 11191 RAINIER CT		City Garden Grove	State CA	Suite/Unit/Building																																				
Applicant DE KOKER, DAVID PODKOWINSKI, DE KOKER J		Telephone	Zip 92841	TYPE Alterations																																				
Address 11191 RAINIER CT		City Garden Grove	State CA	ISSUED BY Sherry Barkley																																				
Floor Area(sq. ft.)		Residential/Commercial Residential		Inspector Dist. M6	Parcel Number 13212530																																			
Job Description LEGALIZE - REPAIR (E) ELECTRICAL LIGHTING & * * REMOVE DANGLING WIRES/REPAIR INSULATION AND STUCCO ON REAR OF HOUSE INCLUDING AROUND ELECTRICAL PANEL/INSPECT 2 WINDOWS THAT MEET EGRESS (APPROVED BY MIKE A) PER MIKE AUSTINS CASE				LOT	TRACT																																			
DECLARATION I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.				Valuation \$1,500.00																																				
X Applicant's Signature _____ Print Name _____ Date _____				Final Inspector's Signature _____ Date _____																																				
				<table border="1"> <thead> <tr> <th rowspan="10" style="writing-mode: vertical-rl; transform: rotate(180deg);">F E E S</th> <th>Description</th> <th>Quantity</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>General Plan Update Fee, Valuation</td> <td></td> <td>\$3.67</td> </tr> <tr> <td>Cultural Arts Fee, Valuation</td> <td></td> <td>\$1.83</td> </tr> <tr> <td>One-Stop Permit Center Surcharge</td> <td></td> <td>\$1.40</td> </tr> <tr> <td>Permit Fee</td> <td></td> <td>\$70.00</td> </tr> <tr> <td>Issuance Fee</td> <td>1</td> <td>\$35.00</td> </tr> <tr> <td>Receptical, switch, outlet, and fixture</td> <td>1</td> <td>\$1.00</td> </tr> <tr> <td>BSASRF State Fee</td> <td></td> <td>\$1.00</td> </tr> <tr> <td>Building Technology Fee</td> <td>1</td> <td>\$10.00</td> </tr> <tr> <td>Building Permit Document Retention Fee</td> <td>1</td> <td>\$5.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>\$128.90</td> </tr> </tbody> </table>		F E E S	Description	Quantity	Amount	General Plan Update Fee, Valuation		\$3.67	Cultural Arts Fee, Valuation		\$1.83	One-Stop Permit Center Surcharge		\$1.40	Permit Fee		\$70.00	Issuance Fee	1	\$35.00	Receptical, switch, outlet, and fixture	1	\$1.00	BSASRF State Fee		\$1.00	Building Technology Fee	1	\$10.00	Building Permit Document Retention Fee	1	\$5.00	TOTAL			\$128.90
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TOTAL			\$128.90																																					

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

Permit Type: BLDG/ELEC

**CITY OF GARDEN GROVE
BUILDING SERVICES**

**11191 RAINIER CT
PERMIT#:14-3034
ISSUED:12/22/14**

Reroof

General Info : 714-741-5307
Inspection Requests : 855-380-8758

Owner DE KOKER, DAVID PODKOWINSKI, DE KOKER J		Telephone	Zip 92841	Building Address 11191 RAINIER CT																													
Address 11191 RAINIER CT		City Garden Grove	State CA	Suite/Unit/Building																													
Applicant DE KOKER, DAVID PODKOWINSKI, DE KOKER J		Telephone	Zip 92841	TYPE Reroof		ISSUED BY Sherry Barkley																											
Address 11191 RAINIER CT		City Garden Grove	State CA	Inspector Dist. M6	Parcel Number 13212530	LOT TRACT																											
Floor Area(sq. ft.)		Residential/Commercial Residential																															
Job Description TEAR OFF (E) 2 LAYER ROOF/REPAIR ** SHEATHING/INSTALL 2 LAYERS 15# FELT/INSTALL COMP SHINGLES/ (2:12 PITCH)																																	
DECLARATION I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.																																	
X Applicant's Signature _____ Print Name _____ Date _____																																	
Final Inspector's Signature _____ Date _____				<table border="1"> <thead> <tr> <th>Description</th> <th>Quantity</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>One-Stop Construction Services Center Surcharge</td> <td></td> <td>\$2.64</td> </tr> <tr> <td>Building Permit Document Retention Fee</td> <td>1</td> <td>\$5.00</td> </tr> <tr> <td>Building Technology Fee</td> <td>1</td> <td>\$10.00</td> </tr> <tr> <td>BSASRF State Fee</td> <td></td> <td>\$1.00</td> </tr> <tr> <td>Issuance Fee</td> <td>1</td> <td>\$35.00</td> </tr> <tr> <td>Reroof Permit Fee</td> <td></td> <td>\$131.75</td> </tr> <tr> <td>Reroof Valuation</td> <td>4160</td> <td>\$4,160.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>\$185.39</td> </tr> </tbody> </table>			Description	Quantity	Amount	One-Stop Construction Services Center Surcharge		\$2.64	Building Permit Document Retention Fee	1	\$5.00	Building Technology Fee	1	\$10.00	BSASRF State Fee		\$1.00	Issuance Fee	1	\$35.00	Reroof Permit Fee		\$131.75	Reroof Valuation	4160	\$4,160.00	TOTAL		\$185.39
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This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

Permit Type: BLDG



February 27, 2015

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
AND FIRST CLASS MAIL**

Joan Podkowinski
David DeKoker
11191 Rainier Court
Garden Grove, CA 92841-1327

David DeKoker
PO Box 535
Garden Grove, CA 92842-0535

Re: **Revised Compliance Schedule: 11191 Rainier Court, Garden Grove, CA
92841-1327**

Dear Mr. DeKoker:

As you are aware, this firm serves as the City Attorney for the City of Garden Grove ("City"). I am writing in regards to the ongoing efforts to remedy violations of the Garden Grove Municipal Code ("GGMC") at the property located at 11191 Rainier Court, Garden Grove, California 92841-1327 ("Property").

On December 16, 2014, the City issued a Declaration of Public Nuisance and an Order to Abate ("Order") the various GGMC violations at the Property. After numerous discussions and inspections, you and City staff agreed to a graduated time frame to bring the Property into compliance. The Order stated that a failure to satisfy the conditions of the time frame would result in the City taking immediate legal action. February 23, 2015 was the last day to achieve complete compliance. Specifically, you agreed to paint the exterior of the dwelling and abate the mold found in the dwelling's interior and exterior.

City staff has indicated that while you have made significant progress in bringing the Property into compliance, you have been unable to achieve full compliance as dictated by the Order. Given your cooperation and diligence in resolving this matter, the City will agree to extend the time for full compliance for 30 days. The Property must be in full compliance no later than **Monday, March 30, 2015**. Full compliance includes, but is not limited to, the draining of the pool, removal of debris, repairs to the roof and exterior. Please reference the Order for a list of other violations, subject to revision by City officials upon mutual stipulation or advance notice.

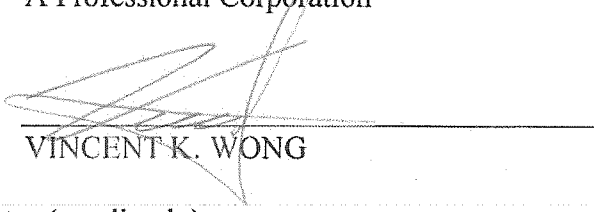
Should you require more time to achieve compliance, please contact the City no later than **March 23, 2015** to provide an explanation of the extenuating circumstances justifying a further extension.

Joan Podkowinski
David DeKoker
February 27, 2015
Page 2

Thank you for your continued cooperation in the resolution of this matter.

Sincerely,

WOODRUFF, SPRADLIN & SMART
A Professional Corporation



VINCENT K. WONG

cc: Michael Austin, Supervising Building Inspector (email only)
Allison Mills, Neighborhood Improvement Manager (email only)
Diane Belair, Building Inspector (email only)
Ralph Hernandez, Code Compliance Officer (email only)



May 4, 2015

**VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
AND FIRST CLASS MAIL**

Joan Podkowsinski
David DeKoker
11191 Rainier Court
Garden Grove, CA 92841-1327

David DeKoker
PO Box 535
Garden Grove, CA 92842-0535

Re: **Notice of Remaining Violations: 11191 Rainier Court, Garden Grove,
California 92841-1327**

Dear Ms. Podkowsinski and Mr. DeKoker:

As you are aware, this firm serves as the City Attorney for the City of Garden Grove ("City"). I am writing in regards to the ongoing efforts to remedy violations of the Garden Grove Municipal Code ("GGMC") at the property located at 11191 Rainier Court, Garden Grove, California 92841-1327 ("Property"). There are several remaining issues that require immediate remediation.

As you recall, the City stayed enforcement measures on several occasions with the understanding that you would achieve full compliance within the stated timeframes. However, City officials have recently observed that there does not appear to have been an effort made to finalize the remaining work under Permit 14-3035. The City's records indicate that the roof had been finalled as of February 25, 2015, but nothing further has been done.

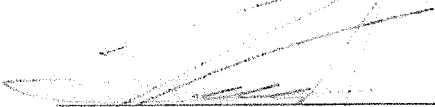
Please contact Building Inspector Diane Belair at (714) 741-5329, or dianeb@ci.gardengrove.ca.us to schedule an inspection and remediate these issues **on or before May 12, 2015**. You may also contact me should you have any questions regarding this notice. While the City would prefer your continued cooperation, the City reserves all rights to institute any necessary actions to ensure compliance.

Joan Podkowinski
David DeKoker
May 4, 2015
Page 2

Thank you for your anticipated cooperation in the resolution of this matter.

Sincerely,

WOODRUFF, SPRADLIN & SMART
A Professional Corporation



VINCENT K. WONG

cc: Michael Austin, Supervising Building Inspector (email only)
Diane Belair, Building Inspector (email only)
Ralph Hernandez, Code Compliance Officer (email only)