



Code Enforcement System

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Monday, April 25, 2016

CASE# 167687

11021 WOODBURY RD - R1

Actions: Close Case | Print | PDF

Reminders | Other cases at this address | Create a new case

| | | | | | | |
|--------|-------------|----------------|--------|-----------|----------|----------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--------|-------------|----------------|--------|-----------|----------|----------|

Reactive Report

Edit

Inspector: Rita Cramer **RD#** 126

Date/Time: 04/12/16 - 04:58 PM **N.O.V Date:** 04/13/16

Reinspection: Timestamp now **Closed Date:**

Referred to N.I.:

COMPLAINING PARTIES

Name: Anonymous - hotline **Phone:** None.

VIOLATION CODE:

05 Business in Residential

EXPLANATION OF VIOLATION / COMPLAINT:

From : Allison Mills Subject : Fwd: Woodbury party house To : Rita Cramer Cc : Nida Watkins
 Tue, Apr 12, 2016 01:48 PM External images are not displayed. Display images below Rita,
 Please open a case and follow up on this. Thanks, Allison Mills Neighborhood Improvement
 Manager City of Garden Grove (714) 741-5139 From: "Scott Stiles" To:

" Cc: "CodeEnforcement@ci.garden-grove.ca.us", "Allison Mills", "Karl Hill", "Bill
 Murray", "Bao Nguyen", "Todd Elgin",

lisak@ci.garden-grove.ca.us Sent: Tuesday, April 12, 2016 1:25:32 PM Subject: Re:
 Woodbury party house : Thank you for sending this and for your concern. Code
 Enforcement staff will follow-up. Regards, Scott Scott C. Stiles, ICMA-CM City Manager / City
 of Garden Grove 11222 Acacia Parkway Garden Grove, CA 92840 714-741-5100 (o) /

(c) www.ci.garden-grove.ca.us Sent from my iPhone On Apr 12, 2016, at 11:10

AM,
 wrote: It was brought to my attention that one of our
 homeowners is renting out his property for functions, as a business. I am not certain if the
 parties who contacted me have already spoken or shared the information with you but I think
 it should be looked at. As far as I know, a resident cannot have a home business which
 attracts customers to the property. This street already has enough problems with a
 gardening service, where employees come to work each day and take up a lot of the
 residential parking. In addition, the workers "clean out" their vehicles by dumping trash right
 into the gutter on a regular basis, without cleaning it up. I feel that the newly formed
 Neighborhood Improvement Committee should begin looking into the Woodlake area. The
 area has problems gang graffiti and tagging on a weekly basis. There are several unlicensed
 room additions which are back yard dwellings. It seems like one of those neighborhoods that
 has been left to deteriorate and I feel that it needs some serious attention. PARTY HOUSE for
 RENT (Max 300) PARTY HOUSE for RENT (Max 300)

===== PARTY HOUSE for RENT
 (Max. 300 people) 11021 Woodbury Rd., Garden Grov... Sincerely,

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: NGA, LE THI **Phone #:** None.
Address: 150 STANIFORD ST #614 , BOSTON,MA 02114-2596

Water Account#: 303327008

Name: LE, NGA T **Phone #:**

Address: 11021 WOODBURY RD, GARDEN GROVE, CA, 92843-3531

Business Name: NO BUSINESS LICENSE - Not permitted in
this zone **Bus Lic#:**

Bus Owner: Leo **Phone #:**

Address:



Code Enforcement System

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Friday, April 22, 2016

CASE# 167687

11021 WOODBURY RD - R1

Actions: Close Case | Print | PDF

Reminders | Other cases at this address | Create a new case

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+ Add

04/22/16 - 08:18 AM

Rita Cramer

Received the following public records request:

From : Allison Mills
 Subject : Fwd: Request #1760: Assigned to you
 To : Rita Cramer
 Thu, Apr 21, 2016 03:03 PM
 Rita,

Please prepare the documents for this request.

Thanks,

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

From: "Public Records Request"
 To: allisonj@ci.garden-grove.ca.us
 Sent: Thursday, April 21, 2016 2:36:25 PM
 Subject: Request #1760: Assigned to you

Public Records Request System
 =====

You have been asked to assist in gathering data this request.

Request #1760

Copies of all documents relating to code violations and complaints for the property located at 11021 Woodbury Road, Garden Grove, CA.

Please follow this link to access this request:
https://ch.ci.garden-grove.ca.us/records_request/requests/1760?auth=1

Edit



Code Enforcement System

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Friday, April 22, 2016

CASE# 167687

11021 WOODBURY RD - R1

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

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|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

| Created | Printed | Filename |
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| 04/13/16 | 04/13/16 | 1nov - p/o - Print Preview Duplicate |
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| 04/13/16 | 04/13/16 | 1nov - p/o - Print Preview Duplicate |
|----------|----------|---|

OR



GARDEN GROVE

CITY OF GARDEN GROVE

April 13, 2016

LE THI NGA
150 STANIFORD ST #614
BOSTON, MA 02114-2596

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 11021 WOODBURY RD**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received complaints concerning the use of your residence as a "party rental house".

Operating a single family residence as a party rental home is currently a violation of the Garden Grove Municipal Code which does not allow homes to be used for commercial purposes such as a vacation rental or party rental. You are hereby required to discontinue using your home as a 'party rental property'. (GGMC 9.08.020.030)

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** 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 concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer

CL orange co >
 housing >
 vacation rentals

Posted: 2016-02-25 7:20pm

\$350 PARTY HOUSE FOR RENT (max 300) (Garden Grove)



PARTY HOUSE for RENT (Max. 300 people)

11021 Woodbury Rd., Garden Grove, CA 92843
 Email: [disneybudgetinn @.....g..m..a..i..l.....c..o..m..](mailto:disneybudgetinn@...g.m.a.i.l...c.o.m..)
 Phone: (..7..1..4..) 7..3..7..-..6..9..7..8.. Leo

We aim is to provide to the public a low cost partying house.
 Our outdoor facility is bigger than at many hotel ball rooms,
 and we close not at midnight as in most hotels, but at 3 a.m.
 Also, guests are allowed to bring food, drinks, and decorations.

LOCATION

- * 4 min. to Disneyland and Anaheim Convention Center
- * 20 min to Pacific ocean
- * Next to major highways 5 and 22

WHY PARTY HERE?

- * COST.....We are 1/4 price of hotels
- * HOURS..... We close at 3am, not midnight so party on!!!
- * LIQUOR.....We don't charge for liquor, bring your own!!!

PARTY USAGE CONDITION:

- * For Birthdays, Baby Shower, Wedding reception, dance club, etc

- * ONLY LEGIT PARTIES, no rowdiness, no gate ticket functions
- * NON-SMOKING in the house
- * Must be of legal drinking age

PARTY HOURS

Closes at 3:00 am

PARTY COST

OUR RATES ARE 1/4 PRICE OF HOTEL RATES !!!

\$350.....1-100 people
 \$450.....101-300 people

- * Clean up: \$100 (1-100 people), \$150 (101-300 people)
- * Security Deposit (\$250, refundable if no damage to property)

FREE AMENITIES

- * FRONT YARD.....Lounge chairs, gazebo, pergola
- * DANCE FLOOR.....12 X 22
- * 3 INDOOR LOUNGES.....VIP LOUNGE, LADY'S LOUNGE, MEN'S LOUNGE
- * LIGHTING.....Dance floor lighting, Party decoration lighting
- * FURNITURE.....10 outdoor white couches, Two 8' folding tables, 25 chairs
- * TENTS.....2 Gazebos, 2 Pergolas, 2 private outdoor booths
- * FOOD PREPARATION.....Kitchen use, 2 barbeque grills, Full Refrigerator, ice box
- * PARKING.....2 lotS for 24 cars in front

RENTALS AVAILABLE

- * CATER....Catering available for Mexican, American, Italian, Vietnamese, and Thai food
- * FREE.....charcoal barbeque grill
- * \$10.....6' round table + 10 chairs
- * \$10.....8' rectangular folding table (2)
- * \$25.....Pianata
- * \$20.....propane barbeque grill
- * \$40.....1000 Watt Public Address system
- * \$50.....Party Photographer
- * \$60.....live cocktail pianist
- * \$150.....Disco DJs (4 hrs)
- * \$150.....Party planner
- * \$50/hr.....LIMOUSINE ride (seats 8)

HOTEL LODGING (min 3, max 25)

This party house is also a hotel that can accommodate up to 25 people

* \$25/person

ABOUT LANDLORD

- * Hotel owner/manager for 3 yrs
- * Jazz/pop pianist in hotels/bar for 15 yrs
- * DJ for 10 yrs (for weddings/funerals/birthdays)

HOUSE HISTORY (Built in 1956)

This house was built in the founding year of the city of Garden Grove, 1956. Spanish soldiers commanded by Gaspar de Portola first discovered Orange County as they made their way north across California in 1769. During their journey, the soldiers camped on present day Garden Grove and named the area the Santa Ana Valley. In 1956 this land was incorporated into a city and this house was built in that year.



CITY OF GARDEN GROVE

April 13, 2016

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

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Mayor

Steven R. Jones
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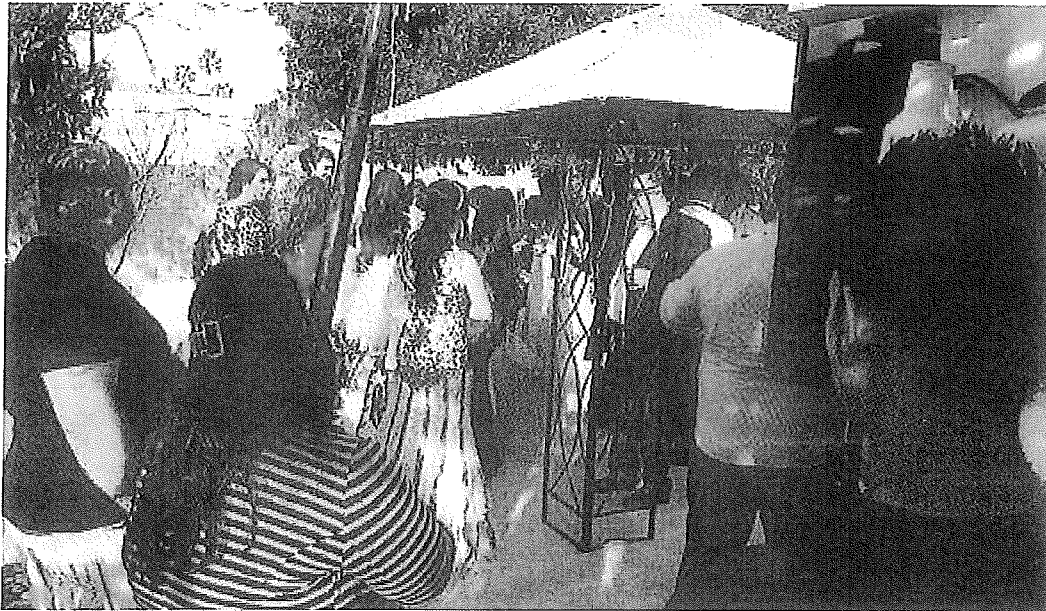
We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer

CL orange co >
 housing >
 vacation rentals

Posted: 2016-02-25 7:20pm

\$350 PARTY HOUSE FOR RENT (max 300) (Garden Grove)



PARTY HOUSE for RENT (Max. 300 people)

11021 Woodbury Rd., Garden Grove, CA 92843
 Email: disneybudgetinn@gmail.com
 Phone: (.7..1..4..) 7..3..7..-..6..9..7..8.. Leo

We aim is to provide to the public a low cost partying house.
 Our outdoor facility is bigger than at many hotel ball rooms,
 and we close not at midnight as in most hotels, but at 3 a.m.
 Also, guests are allowed to bring food, drinks, and decorations.

LOCATION

- * 4 min. to Disneyland and Anaheim Convention Center
- * 20 min to Pacific ocean
- * Next to major highways 5 and 22

WHY PARTY HERE?

- * COST.....We are 1/4 price of hotels
- * HOURS.....We close at 3am, not midnight so party on!!!
- * LIQUOR.....We don't charge for liquor, bring your own!!!

PARTY USAGE CONDITION:

- * For Birthdays, Baby Shower, Wedding reception, dance club, etc

- * ONLY LEGIT PARTIES, no rowdiness, no gate ticket functions
- * NON-SMOKING in the house
- * Must be of legal drinking age

PARTY HOURS

Closes at 3:00 am

PARTY COST

OUR RATES ARE 1/4 PRICE OF HOTEL RATES !!!

\$350.....1-100 people
 \$450.....101-300 people

- * Clean up: \$100 (1-100 people), \$150 (101-300 people)
- * Security Deposit (\$250, refundable if no damage to property)

FREE AMENITIES

- * FRONT YARD.....Lounge chairs, gazebo, pergola
- * DANCE FLOOR.....12 X 22
- * 3 INDOOR LOUNGES.....VIP LOUNGE, LADY'S LOUNGE, MEN'S LOUNGE
- * LIGHTING.....Dance floor lighting, Party decoration lighting
- * FURNITURE.....10 outdoor white couches, Two 8' folding tables, 25 chairs
- * TENTS.....2 Gazebos, 2 Pergolas, 2 private outdoor booths
- * FOOD PREPARATION.....Kitchen use, 2 barbeque grills, Full Refrigerator, ice box
- * PARKING.....2 lotS for 24 cars in front

RENTALS AVAILABLE

- * CATER....Catering available for Mexican, American, Italian, Vietnamese, and Thai food
- * FREE.....charcoal barbeque grill
- * \$10.....6' round table + 10 chairs
- * \$10.....8' rectangular folding table (2)
- * \$25.....Pianata
- * \$20.....propane barbeque grill
- * \$40.....1000 Watt Public Address system
- * \$50.....Party Photographer
- * \$60.....live cocktail pianist
- * \$150.....Disco DJs (4 hrs)
- * \$150.....Party planner
- * \$50/hr.....LIMOUSINE ride (seats 8)

HOTEL LODGING (min 3, max 25)

This party house is also a hotel that can accommodate up to 25 people

* \$25/person

ABOUT LANDLORD

- * Hotel owner/manager for 3 yrs
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New document: No file chosen

| File name | Uploaded date | |
|---|---------------|--------|
| Complaint_with_printout_of_ad_photos_floorplans_and_printout_of_ad_04-20-16 | 04/22/16 | Delete |
| 1st_notices_sent_04-13-16 | 04/13/16 | Delete |
| Party_house_for_rent_max_300_-_craigslist_ad_posted_02-25-16_720pm | 04/13/16 | Delete |

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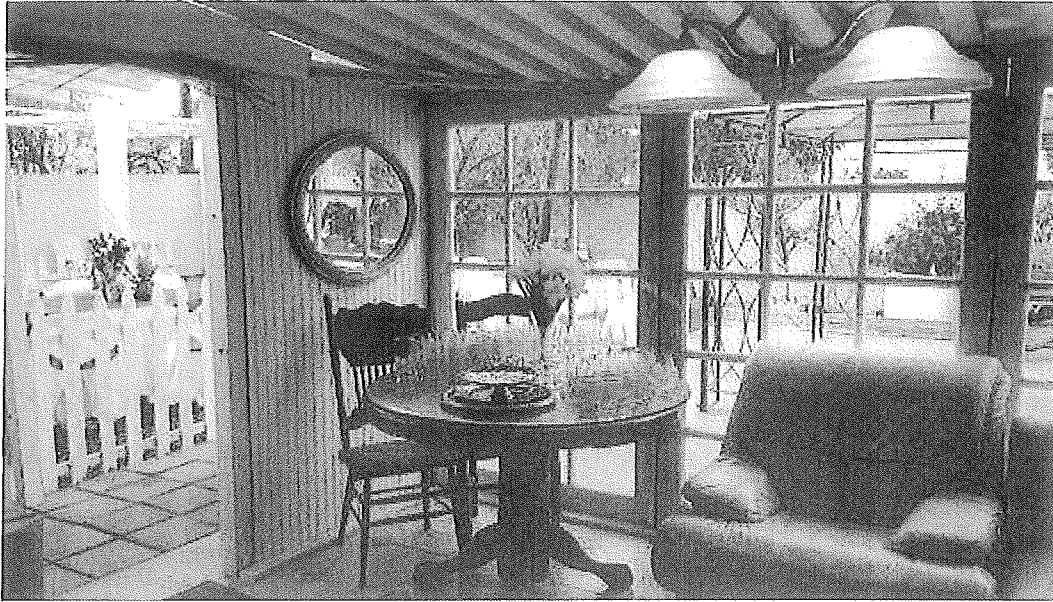
ABOUT LANDLORD

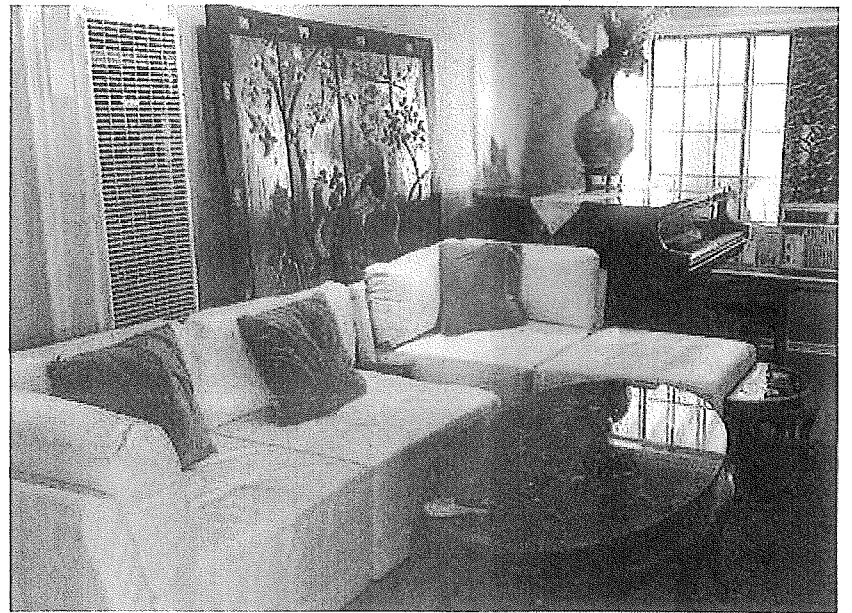
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- * DJ for 10 yrs (*for weddings/funerals/birthdays*)

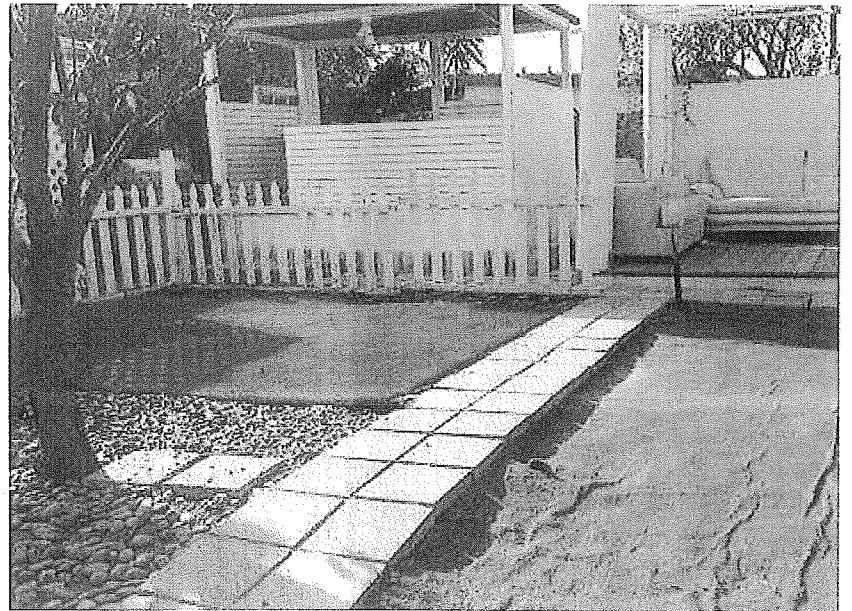
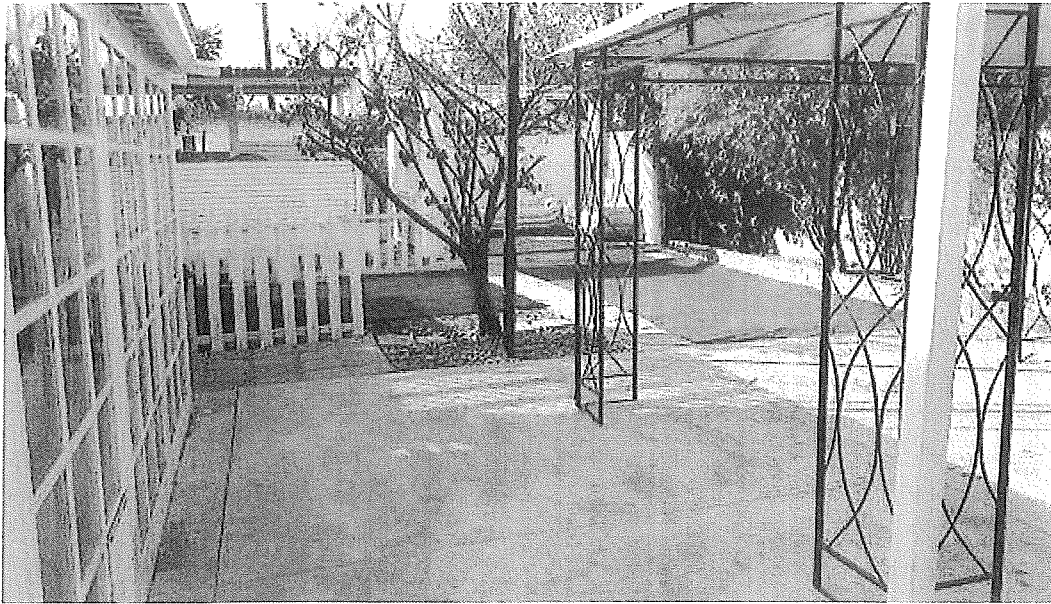
HOUSE HISTORY (Built in 1956)

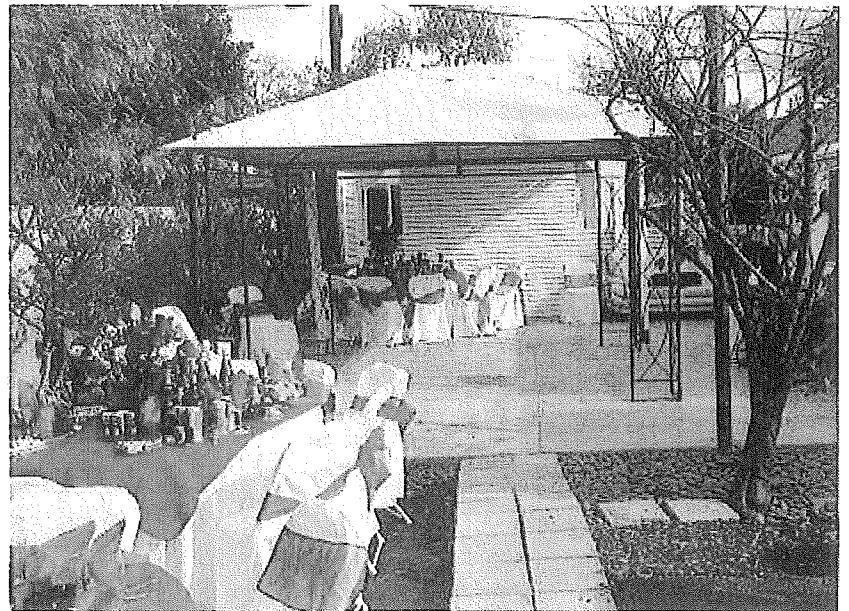
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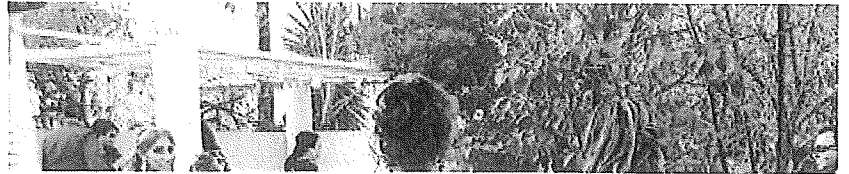






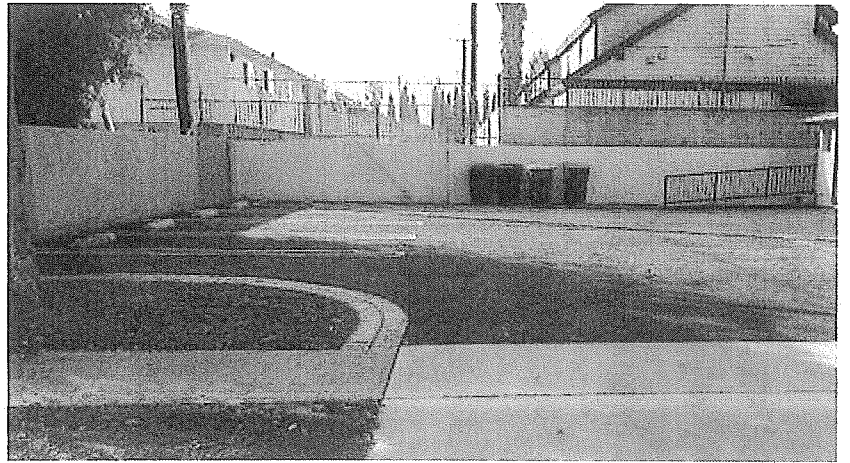
4/13/2016

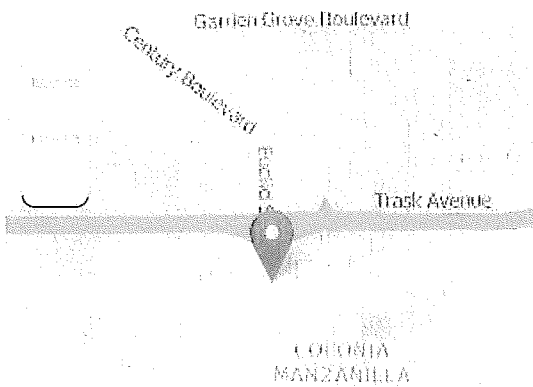
PARTY HOUSE FOR RENT (max 300)



4/13/2016

PARTY HOUSE FOR RENT (max 300)





© craigslist - Map data © OpenStreetMap

11021 Woodbury Rd.

0BR / 2.5Ba available now

house

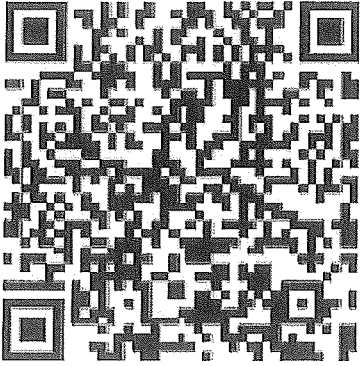
off-street parking

contact name:

Leo

call or text:

☎ (714) 737-6978



- do NOT contact me with unsolicited services or offers

04-05-2016 Reserved.

Leo Giang

**LEO'S
PARTY HOUSE for RENT (Maximum 300)**

11021 Woodbury Rd., Garden Grove, CA 92843
Email: disneybudgetinn@gmail.com
Phone: (714) 737-6978 Leo

=====

We aim is to provide to the public a low cost partying house.
Our outdoor facility is bigger than at many hotel ball rooms,
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WHY PARTY HERE?

- * COST.....We are 1/4 price of hotels
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- * LIQUOR.....We don't charge for liquor, bring your own!!!

PARTY HOURS

Closes at 3:00 am

FREE AMENITIES

- * DANCE FLOOR.....12 X 22
- * 3 INDOOR LOUNGES.....VIP LOUNGE, LADY'S LOUNGE, MEN'S LOUNGE
- * PARTY LIGHTING.....Dance floor lighting, Party decoration lighting
- * TENTS.....2 Gazebos, 2 Pergolas, 2 private outdoor booths
- * FOOD PREPARATION.....Kitchen use, 2 barbeque grills, Full Refrigerator, Ice box
- * FURNITURE.....7 couches, 3 loveseats, two 8' table, two 4'round table, 20 chairs

* PARKING.....2 parking lots for 24 cars in front

PARTY USAGE CONDITIONS

- * For Birthdays, Baby Shower, Wedding reception, dance club, etc
- * ONLY LEGIT PARTIES, no rowdiness, no gate ticket functions
- * NON-SMOKING in the house
- * Must be of legal drinking age

PARTY COST

OUR RATES ARE 1/4 PRICE OF HOTEL RATES !!!

\$350..... 1-100 people

\$400..... 101-200 people

\$450..... 201-300 people

* Clean up: \$100 (1-100 people), \$150 (101-300 people)

* Security Deposit

RENTALS AVAILABLE

* FOOD.....Catering Mexican, Italian, Vietnamese, and Thai food

* \$20.....propane barbeque grill, (free) charcoal barbeque grill

* \$40.....1000 Watt PAs system

* \$40.....Party Photographer

* \$150.....Party planner

* \$125-250..Disco DJs

* \$40/hr.....LIMOUSINE ride (seats 8)

HOTEL LODGING (min 3, max 25)

This party house is also a hotel that can accommodate up to 25 people
in 6 bedrooms (each sleeps 3), 2 bathrooms, WIFI, cable TV

* \$30/person per night

* Security Deposit

* Reservation by PAYPAL to this email:Disneybudgetinn ...@...g..m..a..i..l...c..o..m..

ABOUT LANDLORD

- * Hotel manager for 3 yrs
- * Jazz/pop pianist in bars for 15 yrs
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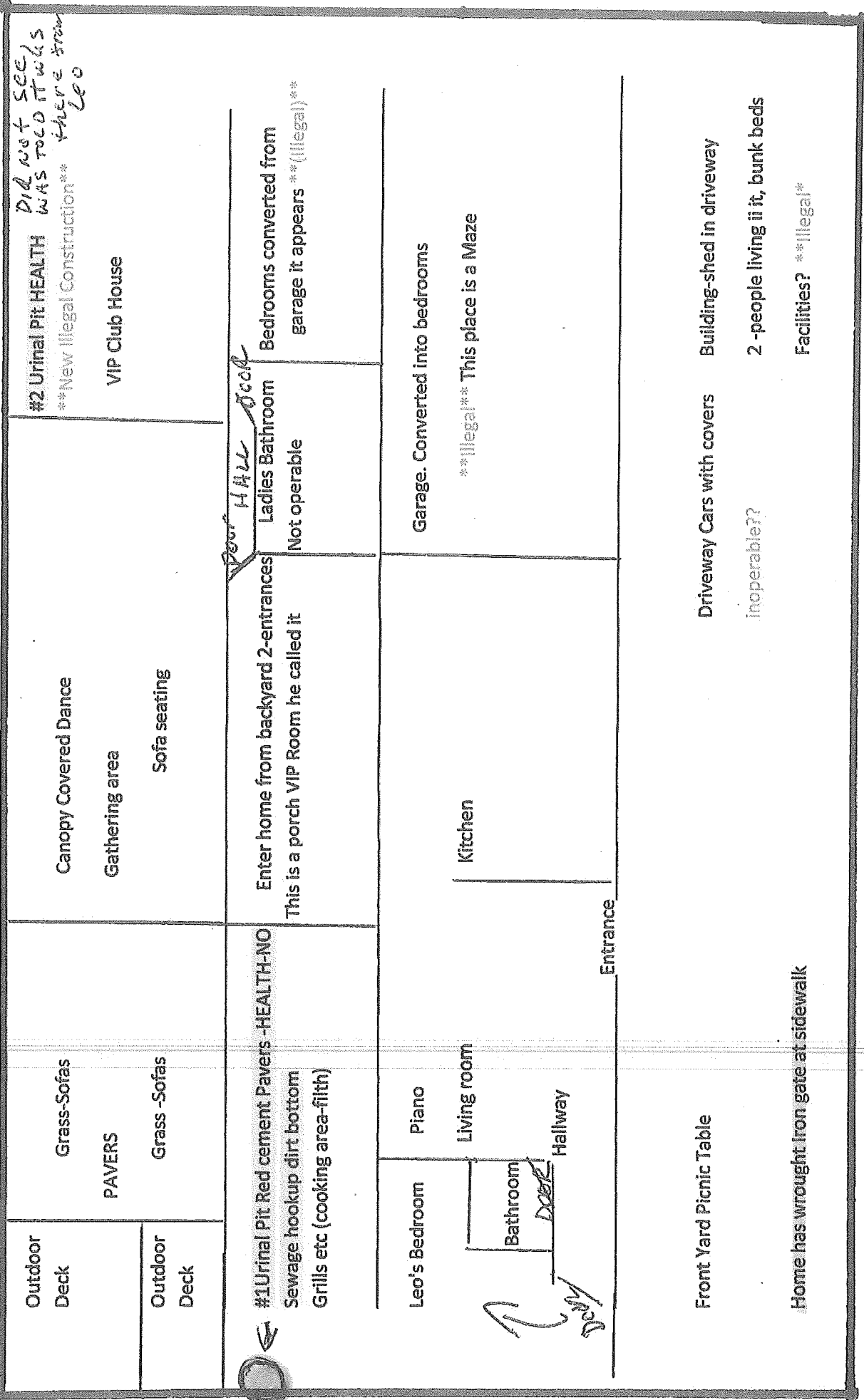
KEYWORDS: Party rental, party rentals, baby shower, birthday, birthdays, happy birthday, communion, prom, wedding, wedding reception, house for rent,

PARTY HOUSE for RENT (Max 300 people)

PARTY HOUSE for RENT (Maximum 300)

11021 WOODBURY ROAD, GARDEN GROVE
 LEO GIARDU - PROPRIETOR email: disneybudgetinn@gmail.com

ADVERTIZED as A PARTY RENTAL HOUSE- HOTEL LODGING (** LICENSES??) SEE ATTACHMENT FROM CRAIG'S LIST 04-15-16



Front Yard Picnic Table

Home has wrought Iron gate at sidewalk

Driveway Cars with covers
 Building-shed in driveway
 inoperable??
 2 -people living in it, bunk beds
 Facilities? **Illegal*

UNAUTHORIZED PARKING
 USES BUSINESS ACROSS ST
 FOR PARTY PARKING

Woodbury Street

the good
unusual



best
of
covered
deck

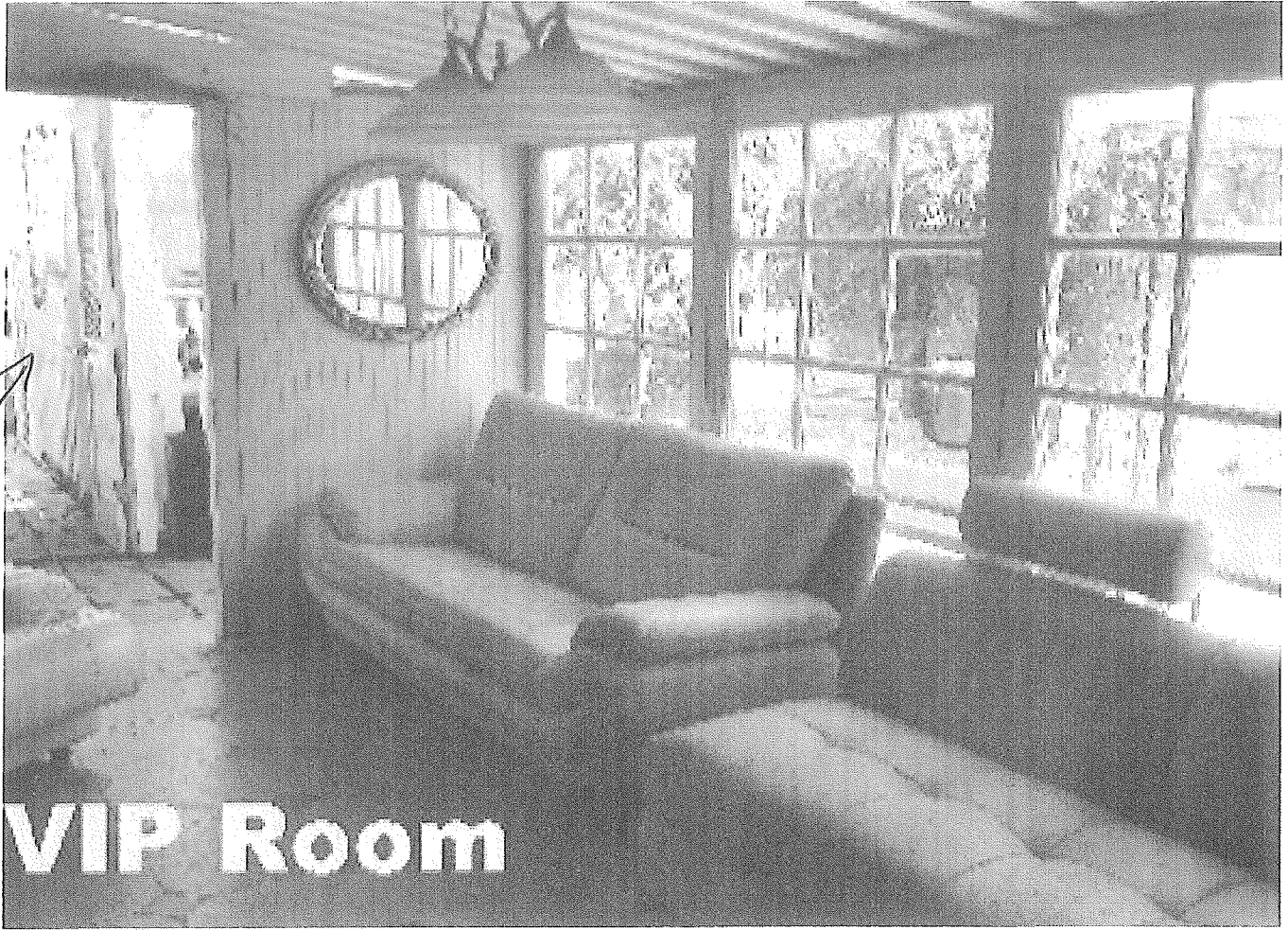


TABLE
GUY
SET
UP
TABLE
REMO

Back Yard Decks
w/ grass + sofa set up

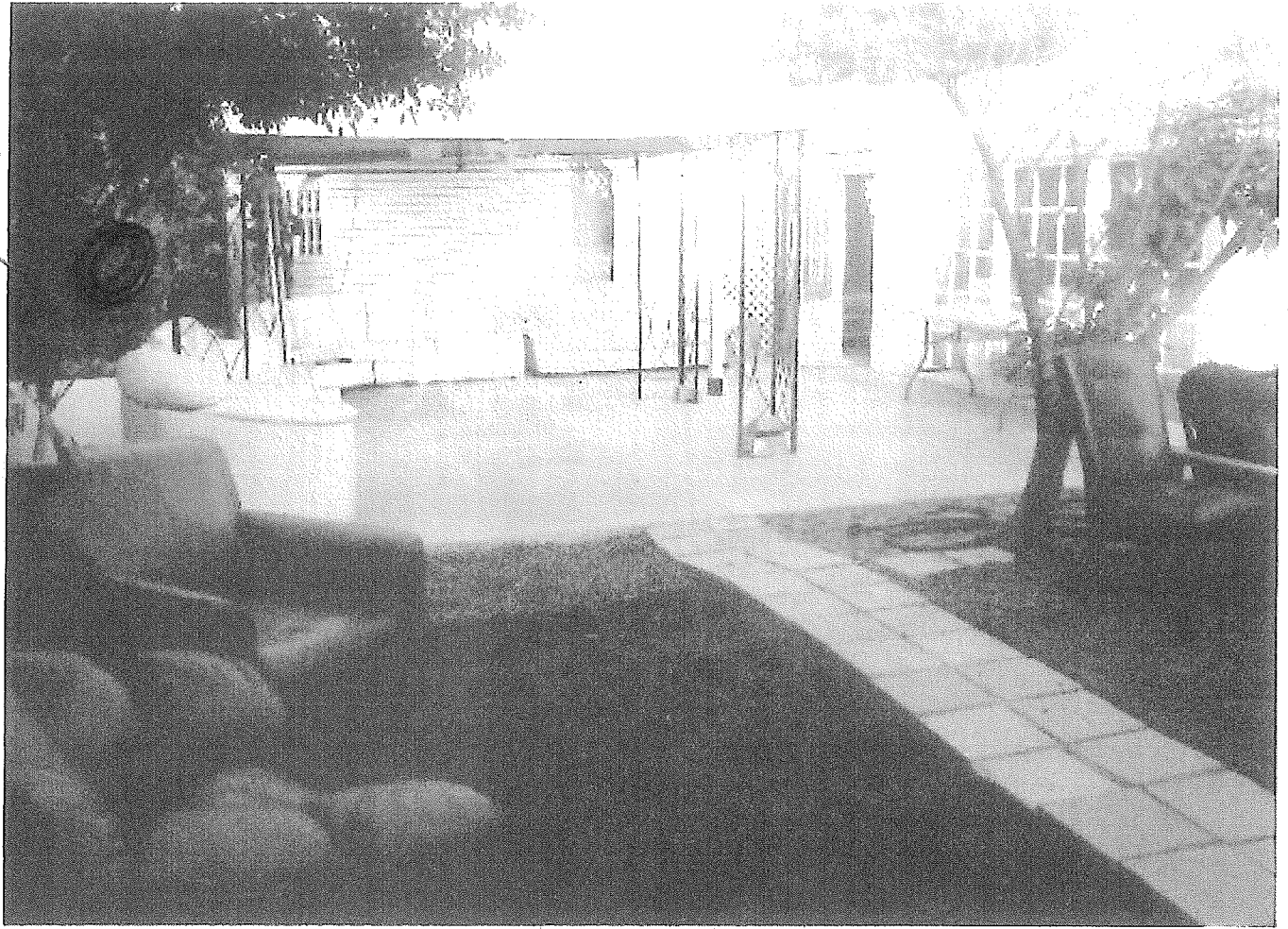
(X) Behind cooking area (X) URINAL KIT

cooking
area →



VIP Room

TO SUPPOSE
WAS IN THE
DIT
DID NOT
SEE IT.



11021 Woodbury
Leo Grans

Return to Search

(c) 2015 U.S. Bancorp. All rights reserved

(c) 2015 Taxes and Fees All rights reserved

Health Sewer (House is rented on Craigslist, list as PARTY HOUSE)

Complaints

- ① out Door 2' Hole lined with Red cement pavers Bottom in dirt, NO-Drain - NO Plumbing used as a animal. (INsects, smell)
- ② In Front of House, Shed is built with Bush Beds, 2-Residents - NO FACILITIES (illegal)
- ③ Garage converted into 2 Bedrooms, maybe more
- ④ in Back Yard, presently under construction is a Club House, the size of a small garage.

NO Building Permit: 11222 ACACIA Pkwy
Garden Grove

714-741-5307

⑤ Rents Rooms as if it is a Hotel

[Handwritten signature] 4:30 PM



Code Enforcement System

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Friday, April 22, 2016

CASE# 167687

11021 WOODBURY RD - R1

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

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| | | | | | | |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|---------------------------------|--------------------------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|---------------------------------|--------------------------|

None.

| Created | Bill To | Invoice # | Total |
|---------|---------|-----------|-------|
|---------|---------|-----------|-------|

[CREATE NEW](#)



Code Enforcement System

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Monday, April 25, 2016

CASE# 167589

11021 WOODBURY RD - R1

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

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

| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--|---|---------------------|--------------|-----------|----------|----------|
| Proactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 04/06/16 - 09:27 AM | N.O.V Date: | 04/07/16 | | | |
| Reinspection: | Timestamp now | Closed Date: | | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| Three white toilets a white and blue storage cabinet in the parkway along both side of the driveway. | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | NGA, LE THI | Phone #: | None. | | | |
| Address: | 150 STANIFORD ST #614 , BOSTON,MA 02114-2596 | | | | | |
| Water Account#: | 303327008 | | | | | |
| Name: | LE, NGA T | Phone #: | 714 636-3122 | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA, 92843-3531 | | | | | |



Code Enforcement System

Home | Search | Logout

Friday, April 22, 2016

CASE# 167589

11021 WOODBURY RD - R1

Actions: Close Case | Print | PDF

Reminders | Other cases at this address | Create a new case

| | | | | | | |
|--------|--------------------|----------------|--------|-----------|----------|----------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--------|--------------------|----------------|--------|-----------|----------|----------|

+ Add

04/12/16 - 04:16 PM

Rita Cramer

From: "Michael Austin"
 To: "Ameenah Abu-hamdiyyah"
 Sent: Tuesday, April 12, 2016 3:03:17 PM
 Subject: Fwd: complaint

FYI

Michael Austin
 Supervising Building Inspector
 Building Services Division
 Community Development Department
 (714) 741-5172

----- Forwarded Message -----
 From: "11021 Woodbury Rd"
 To: BuildingAbatement@garden-grove.org
 Sent: Tuesday, April 12, 2016 3:03:05 PM
 Subject: Building Abatement

Submitted on Tuesday, April 12, 2016 - 15:03
 Submitted by anonymous user: [209.232.145.168]
 Submitted values are:

Complete address of the property you are reporting: 11021 Woodbury Rd
 Parcel Number (if known):
 Property owner's name:
 Occupant (if not the property owner):
 Responsible Party (if other than above):
 Details of Complaint: House is listed on Craigslist (
<http://orangecounty.craigslist.org/off/5532424593.html>) as a party rental
 event space for up to 300 guests with events until 3am.
 Select the violation activity that best describes your complaint: Other
 (explained above).
 Is this violation ongoing? Yes
 When did it begin? 03/04/2016
 Your name:
 Address:
 City: Garden Grove
 Zip:
 Your Daytime Phone Number:
 Your Email:

Do you wish to remain anonymous? Yes

The results of this submission may be viewed at:
<http://www.ci.garden-grove.ca.us/node/1078/submission/1983>

Edit

04/07/16 - 09:34 AM

Rita Cramer

Sent 1st NOV.

Edit

04/06/16 - 09:31 AM

Rita Cramer

I called Republic services and spoke to Ernesto in customer service. Last bulky item pick up at this location was in June 2015 no bulky item pick up has recently been scheduled.

Edit



Code Enforcement System

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Friday, April 22, 2016

CASE# 167589

11021 WOODBURY RD - R1

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

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

| | | | | | | |
|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

| Created | Printed | Filename | |
|----------|----------|---------------------|---|
| 04/07/16 | 04/07/16 | 1nov - p/o - | Print Preview Duplicate |
| 04/07/16 | 04/07/16 | 1nov - wa - | Print Preview Duplicate |

OR



CITY OF GARDEN GROVE

April 07, 2016

NGA, LE THI
150 STANIFORD ST #614
BOSTON, MA 02114-2596

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 11021 WOODBURY RD**

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/have been observed at your property:

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 or the alley and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

Please schedule a bulky item pick up for those items too large to fit into trash containers to include sofas, stoves, washers, dryers, mattresses, and similar items, by contacting Republic Services. Single family residences can scheduled three (3) bulky item pick-ups per year, up to 10 items per pick-up. Computers, televisions, microwaves and other electronic items, considered "e-waste," can now be safely disposed through a special curbside collection service which is provided in addition to the free bulky item pick-up. **To schedule a pickup, residents must call Republic Services at (714) 238-3300. Items must be placed at the curb, not in driveways, yard areas, or on sidewalks or they will not be removed.**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

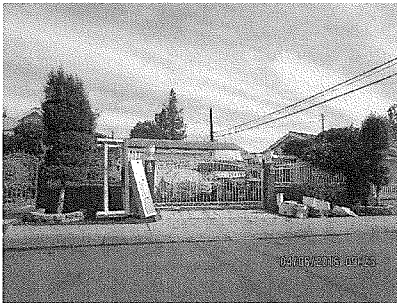
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m.

to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.



Rita Cramer
Code Enforcement Officer





CITY OF GARDEN GROVE

April 07, 2016

LE, NGA T
11021 WOODBURY RD
GARDEN GROVE, CA, 92843-3531

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 11021 WOODBURY RD**

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To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

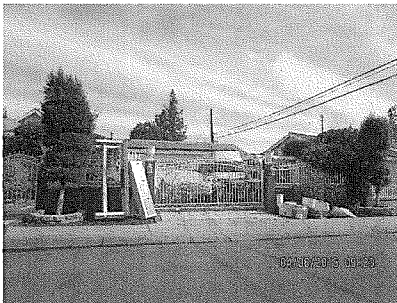
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to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.



Rita Cramer
Code Enforcement Officer





Code Enforcement System

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Monday, April 25, 2016

CASE# 166072

11021 WOODBURY RD - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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

| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--|--|---------------------|--------------|-----------|----------|----------|
| Proactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 10/01/15 - 10:28 AM | N.O.V Date: | 10/20/15 | | | |
| Reinspection: | Timestamp now | Closed Date: | 12/02/15 | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| 07.2 Trash Containers Left Out | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| Observed a burgundy sofa recliner, a toilet and a cream colored coffee table on the side yard east of the driveway partially encroaching onto the sidewalk on Monday, 9-28 at 9:42 a.m. Multiple trash cans right behind the wrought iron gate west of the driveway. Trash pick-up is on Friday. | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | LE NGA | Phone #: | None. | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA 92843 | | | | | |
| Property Owner: | LE THI NGA | Phone #: | None. | | | |
| Address: | 150 STANIFORD ST #614 , BOSTON, MA 02114-2596 | | | | | |
| Water Account#: | 303327008 | | | | | |
| Name: | NGA T LE | Phone #: | 714 636-3122 | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA 92843-3531 | | | | | |



Code Enforcement System

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Monday, April 25, 2016

CASE# 166072

11021 WOODBURY RD - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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

| | | | | | | |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|--------------------------|--------------------------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

[+ Add](#)

12/02/15 - 01:34 PM

Rita Cramer

No trash cans visible. Close

[Edit](#)

11/04/15 - 10:25 AM

Rita Cramer

10:09 AM - all debris removed from driveway, no trash cans visible.

[Edit](#)

10/20/15 - 07:21 AM

Rita Cramer

Sent 2nd NOV.

[Edit](#)

10/20/15 - 07:21 AM

Rita Cramer

Weds, 10-14 10:13 a.m. - Trash containers in front yard near iron gate and visible debris including cardboard boxes stacked along the west side of the driveway.

[Edit](#)

10/01/15 - 10:44 AM

Rita Cramer

Sent 1st NOV.

[Edit](#)

10/01/15 - 10:38 AM

Rita Cramer

I called Republic Services and spoke to Claudia, no recent bulky item pick-up has been scheduled, last pick-up was on June 8 of this year.

Sent 1st NOV.

[Edit](#)

10/01/15 - 10:34 AM

Rita Cramer

As there were different addresses listed for the property owner, I ran a Realquest Report:

Property Detail Report
For Property Located At :
11021 WOODBURY RD, GARDEN GROVE, CA 92843-3531

Owner Information

Owner Name: LE THI NGA

Mailing Address: 150 STANIFORD ST #614, BOSTON MA 02114-2596 C014

Vesting Codes: / /

Location Information

Legal Description: N-TRACT: 1522 BLOCK: LOT: 2

County: ORANGE, CA APN: 100-321-06

Census Tract / Block: 890.03 / 2 Alternate APN:

Township-Range-Sect: Subdivision:

Legal Book/Page: Map Reference: 16-B6 /

Legal Lot: 2 Tract #: 1522

Legal Block: School District: GARDEN GROVE

Market Area: 66 School District Name:

Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/29/2004 / 09/10/2004 Deed Type: GRANT DEED

Sale Price: 1st Mtg Document #:

Document #: 870872

Last Market Sale Information

Recording/Sale Date: 06/10/2003 / 05/06/2003 1st Mtg Amount/Type: \$255,000 / CONV

Sale Price: \$325,000 1st Mtg Int. Rate/Type: 4.38 / ADJ

Sale Type: FULL 1st Mtg Document #: 674310

Document #: 674309 2nd Mtg Amount/Type: /

Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /

Transfer Document #: Price Per SqFt: \$365.58

New Construction: Multi/Split Sale:

Title Company: AMERICAN TITLE CO.

Lender: BANK OF AMERICA

Seller Name: BUBOI VASILE & ANA M

Edit



Code Enforcement System

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Monday, April 25, 2016

CASE# 166072

11021 WOODBURY RD - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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

| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|----------------|----------------|--|--------|-----------|----------|-------------------------|
| Created | Printed | Filename | | | | |
| 10/01/15 | 10/01/15 | 1nov - p/o - LE THI NGA 150 STANIFORD ST #614 | | | | Print Preview Duplicate |
| 10/01/15 | 10/01/15 | 1nov - wa - NGA T LE 11021 WOODBURY RD | | | | Print Preview Duplicate |
| 10/20/15 | 10/20/15 | 2nov - p/o - | | | | Print Preview Duplicate |
| 10/20/15 | 10/20/15 | 2nov - wa - | | | | Print Preview Duplicate |

OR



CITY OF GARDEN GROVE

October 01, 2015

LE THI NGA
150 STANIFORD ST #614
BOSTON, MA 02114-2596

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 11021 WOODBURY RD**

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/have been observed at your property:

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Please schedule a bulky item pick up for those items too large to fit into trash containers to include sofas, stoves, washers, dryers, mattresses, and similar items, by contacting Republic Services. Single family residences can scheduled three (3) bulky item pick-ups per year, up to 10 items per pick-up. Computers, televisions, microwaves and other electronic items, considered "e-waste," can now be safely disposed through a special curbside collection service which is provided in addition to the free bulky item pick-up. **To schedule a pickup, residents must call Republic Services at (714) 238-2444. Items must be placed at the curb, not in driveways, yard areas, or on sidewalks or they will not be removed.**

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. *You are hereby required to store your trash containers in your back or side yard areas or in your garage.* (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

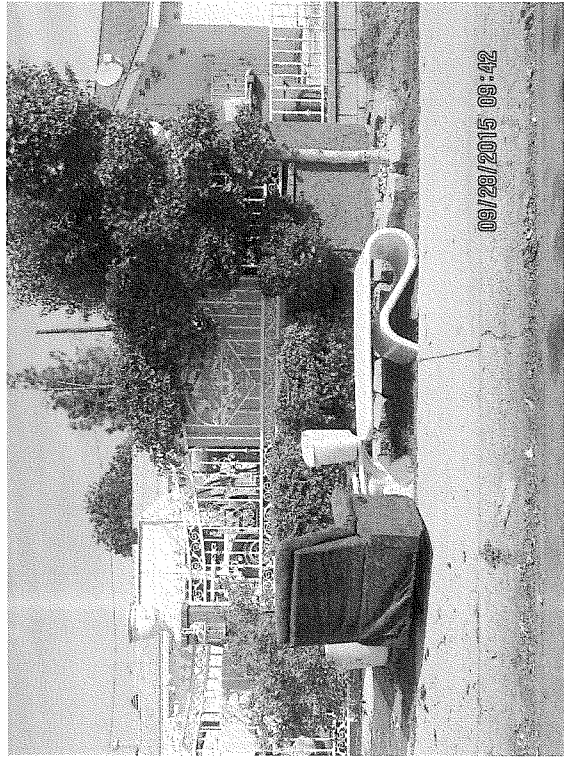
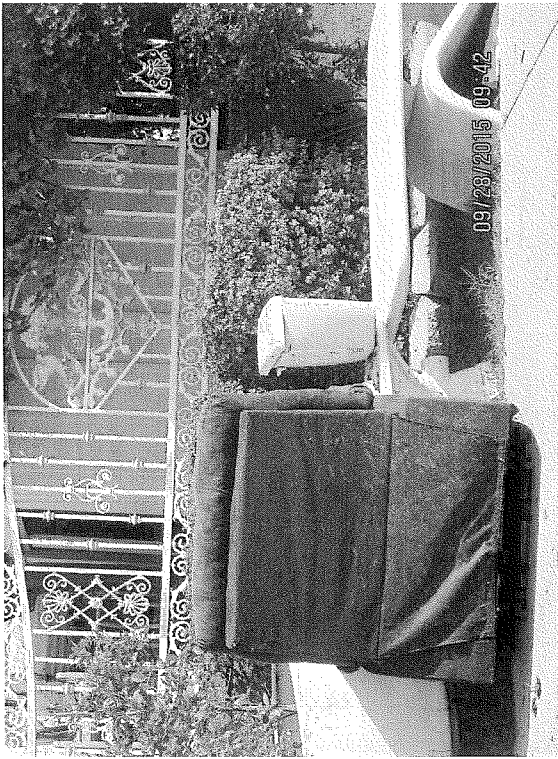
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer
Code Enforcement Officer

11021 WOODBURY RD
Rita Cramer





CITY OF GARDEN GROVE

October 01, 2015

NGA T LE
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

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 11021 WOODBURY RD**

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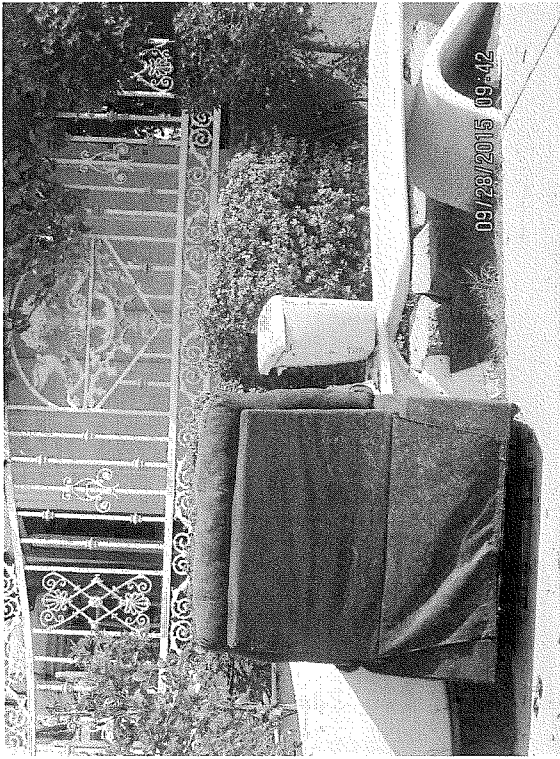
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Rita Cramer
Code Enforcement Officer

11021 WOODBURY RD
Rita Cramer





CITY OF GARDEN GROVE

SECOND NOTICE OF VIOLATION

October 20, 2015

NGA THI LE
150 STANIFORD ST #614
BOSTON, MA 02114-2596

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 11021 WOODBURY RD

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

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))

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. **You are hereby required to store your trash containers in your back or side yard areas or in your garage.** (GGMC 9.32.200(B)(4))

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

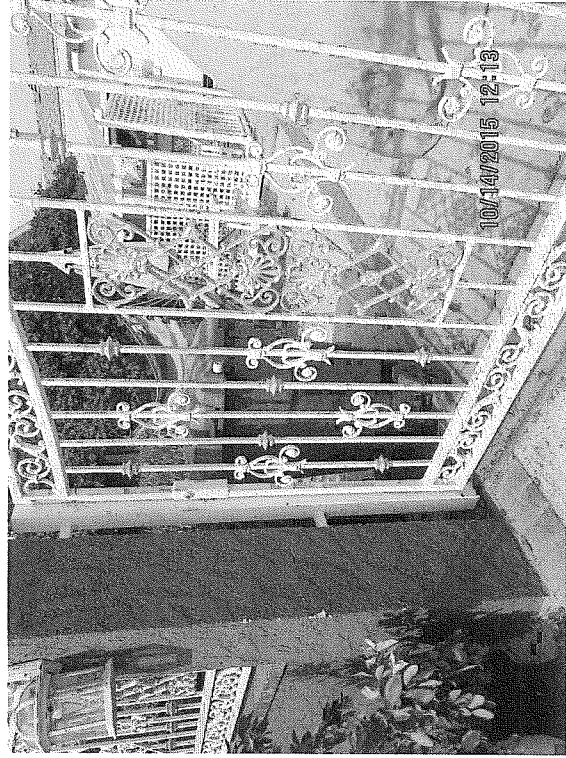
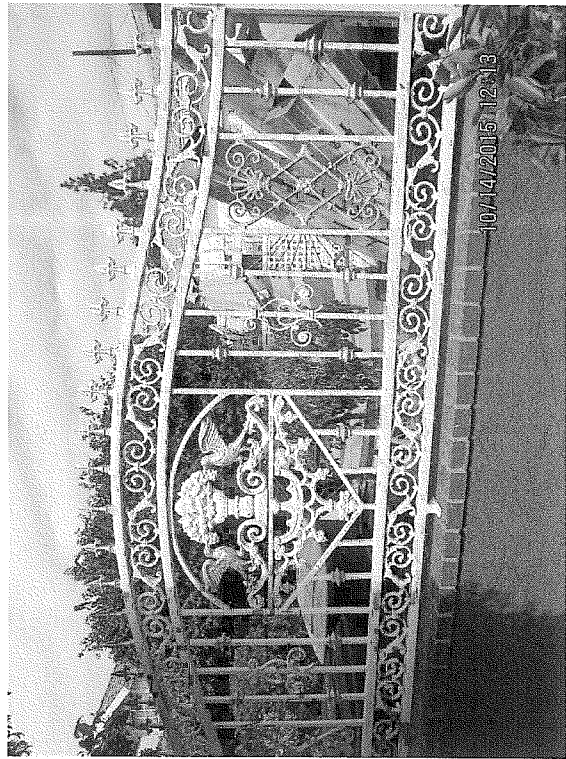
If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer
Code Enforcement Officer

11021 WOODBURY RD
Rita Cramer





CITY OF GARDEN GROVE

SECOND NOTICE OF VIOLATION

October 20, 2015

NGA T LE
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

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 11021 WOODBURY RD

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

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))

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. **You are hereby required to store your trash containers in your back or side yard areas or in your garage.** (GGMC 9.32.200(B)(4))

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

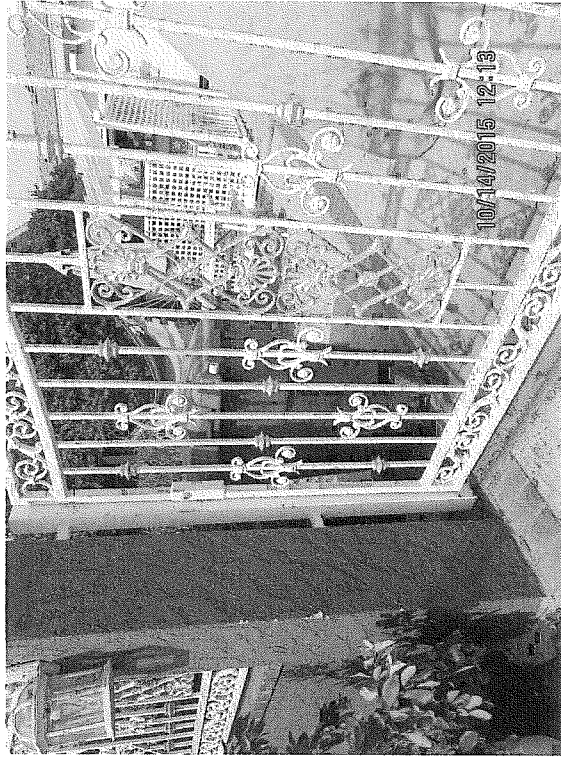
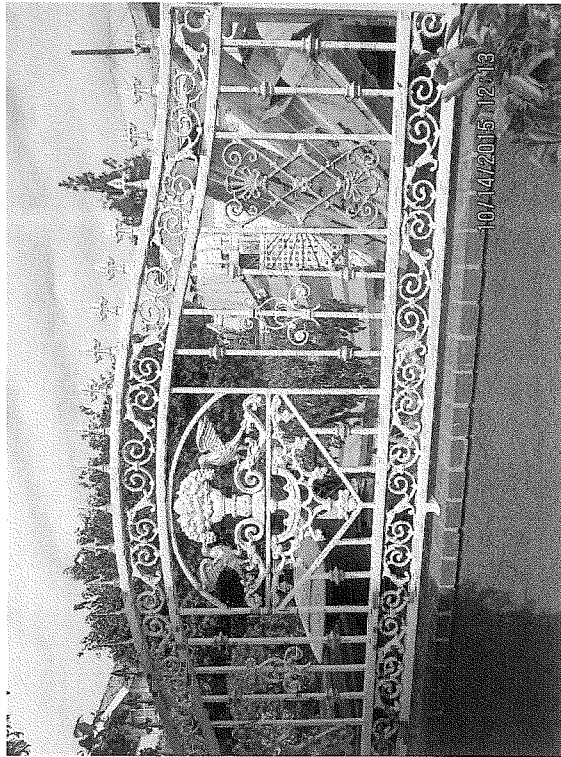
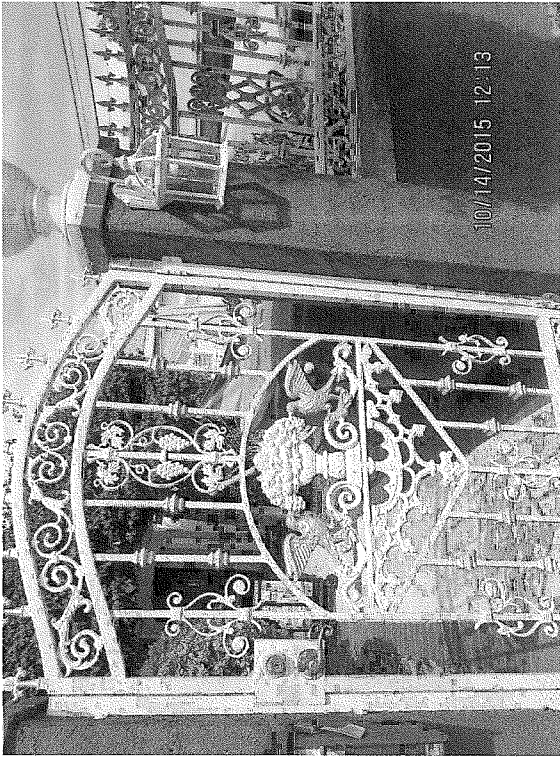
If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer
Code Enforcement Officer

11021 WOODBURY RD
Rita Cramer





Code Enforcement System

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Monday, April 25, 2016

CASE# 165327

11021 WOODBURY RD - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--|---|---------------------|--------------|-----------|----------|----------|
| Proactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 07/13/15 - 02:17 PM | N.O.V Date: | | | | |
| Reinspection: | Timestamp now | Closed Date: | 07/28/15 | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| Two leather sofas one red the other brown in driveway and on sidewalk of this residence. | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | NGA, LE THI | Phone #: | None. | | | |
| Address: | 150 STANIFORD ST #614 , BOSTON,MA 02114-2596 | | | | | |
| Property Owner: | LE NGA | Phone #: | None. | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA 92843 | | | | | |
| Water Account#: | 303327008 | | | | | |
| Name: | LE, NGA T | Phone #: | 714 636-3122 | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA, 92843-3531 | | | | | |



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Monday, April 25, 2016

CASE# 165327

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11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--|-------------|----------------|--------|-----------|----------|--------------------|
| | | | | | | + Add |
| 10/01/15 - 10:16 AM | | | | | | Rita Cramer |
| Mon, 9-28 9:42 a.m. - Red sofa recliner, white toilet and a beige coffee table on the sidewalk east of the driveway. | | | | | | |
| | | | | | | Edit |
| 07/28/15 - 10:54 AM | | | | | | Rita Cramer |
| 10:43 am - All furniture removed. Close | | | | | | |
| | | | | | | Edit |
| 07/15/15 - 02:07 PM | | | | | | Rita Cramer |
| I called Republic Services and spoke to Julie in Customer Service. She said there is no bulky item pick-up scheduled, but it was utilized recently on June 7 of this year. | | | | | | |
| | | | | | | Edit |



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Monday, April 25, 2016

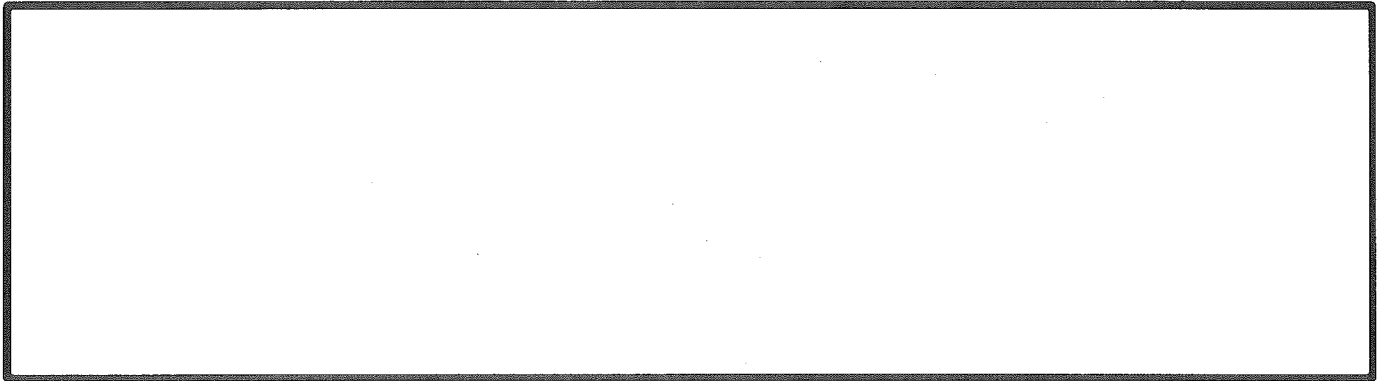
CASE# 165327

Actions: [Re-open](#) | [Print](#) | [PDF](#)

11021 WOODBURY RD - R1

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- [Report](#)
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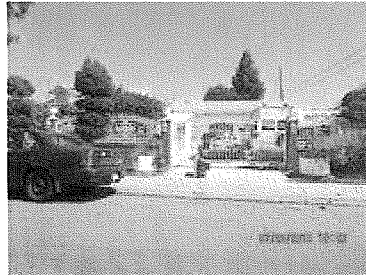
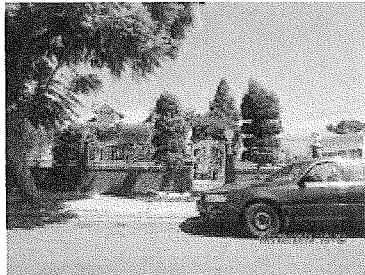


[Download all photos](#)

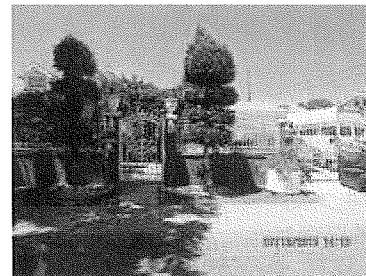
Photos taken on: 09/28/15



Photos taken on: 07/28/15



Photos taken on: 07/13/15





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Monday, April 25, 2016

CASE# 158852

11021 WOODBURY RD - R1

Actions: Re-open | Print | PDF

Reminders | Other cases at this address | Create a new case

| | | | | | | |
|---------------|-------------|----------------|--------|-----------|----------|----------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---------------|-------------|----------------|--------|-----------|----------|----------|

Reactive Report

Edit

Inspector: Rita Cramer **RD#** 126

Date/Time: 07/01/13 - 11:22 AM **N.O.V Date:**
Reinspection: Timestamp now **Closed Date:** 07/30/13

Referred to N.I.:

COMPLAINING PARTIES

Name: **Phone:**
Address:

VIOLATION CODE:

- 10 Miscellaneous Residential
- 10.4 No Address Visible
- 20 Animal Complaints - Feces
- 20.2 Chickens / Rabbits / Roosters / Birds
- 20.5 No Roosters Allowed

EXPLANATION OF VIOLATION / COMPLAINT:

CP in City Hall, lives adjacent to rear of this home. states there are 2 large hogs in the back yard, feces, odors, etc, at least one rooster and a shed or some other unpermitted structure in the backyard made of questionable materials, he stated he is worried it will collapse or blow over into his property. no address visible as well. Mr stated violations can be viewed from his property, call his sister to arrange an inspection. RH

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: LE THI NGA **Phone #:** None.
Address: 150 STANIFORD ST #614 , BOSTON, MA 02114-2596

Property Owner: LE NGA **Phone #:** None.
Address: 11021 WOODBURY RD, GARDEN GROVE, CA 92843

Property Owner: NGA, LE THI **Phone #:** None.
Address: 150 STANIFORD ST #614 , BOSTON, MA 02114-2596

Water Account#: 303327008

Name: NGA T LE **Phone #:**

Address: 11021 WOODBURY RD, GARDEN GROVE, CA, 92843-3531

Water Account#: 303327008

Name: LE, NGA T **Phone #:**

Address: 11021 WOODBURY RD, GARDEN GROVE, CA, 92843-3531



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Monday, April 25, 2016

CASE# 158852

11021 WOODBURY RD - R1

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| | | | | | | |
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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

[+ Add](#)

07/30/13 - 08:19 AM

Rita Cramer

As I requested for complaining party to advise when rooster has been seen on their property, I have not heard back. Clear, close.

[Edit](#)

07/10/13 - 09:49 AM

Rita Cramer

Tues, 7-9 10:00 a.m. - I first drove in front of this address, no address visible but address previously seen in black numbers on top of eaves of garage. I then met with the CP who allowed me into their back yard to see what is visible from their property. CP asked if I wanted a step stool. I advised them I could only see from either the yard or thier raised rear porch on their property. From the raised rear porch step I could see the top of some type of metal shed in the back yard with a tin roof, openings on the side with plastic tarps on the interior. I was not able to see or hear roosters or any other type of fowl or hogs/pigs. I advised the CP I can only address those violations which I have verified. CP said they could take a photo of the rooster if it flies onto their property and of the hog which they last saw several months earlier. I advised CP to call if they can observe the violations or hear the fowl or other livestock.

[Edit](#)

07/09/13 - 02:57 PM

Rita Cramer

Mon, 7-8- I called the CP and set up an inspection for Tues, 7-9 at 10:00 a.m.

07/01/13 - 11:30 AM

Ralph Hernandez

----- Original Message ----- From: "Ralph Hernandez" To: "Michael Austin" Sent: Monday, July 1, 2013 11:29:59 AM Subject: 11021 WOODBURY Hi Mike. I got a complaint about an unpermitted structure in the rear yard at 11021 WOODBURY. A neighbor stated there is a shed or storage unit with some sort of metal sheeting or piping attached to it, that is not secured and poses a collapse hazard. I just opened a case for Rita at this address. Be advised, this is a chronic (and extremely hostile and aggressive) violator. Check with Rita for further info. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353

[Edit](#)



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Monday, April 25, 2016

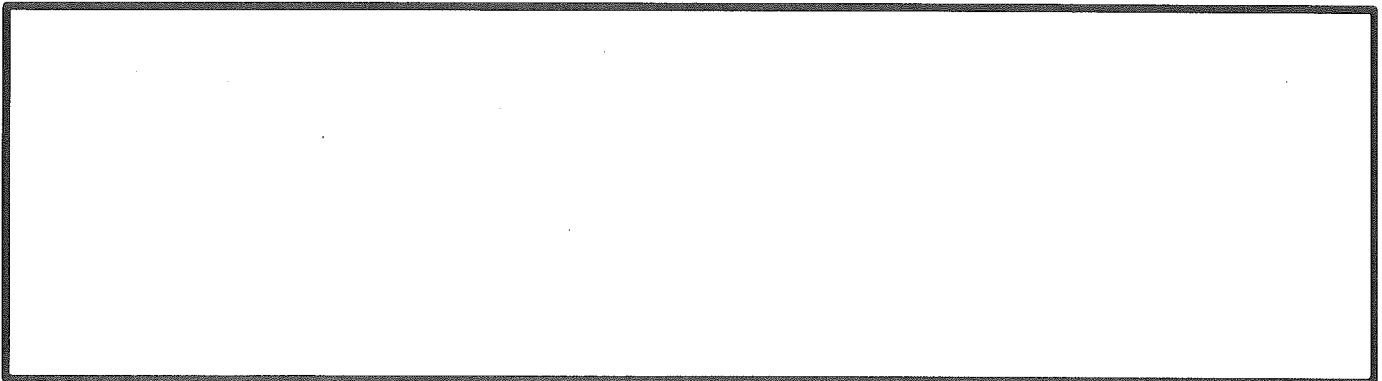
CASE# 158852

11021 WOODBURY RD - R1

[Actions: Re-open](#) | [Print](#) | [PDF](#)

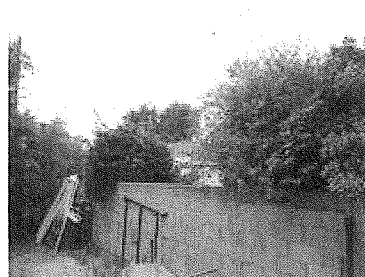
[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

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Photos taken on: 07/09/13





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Monday, April 25, 2016

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11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---|-------------|----------------|--------|-----------|----------|------------------------|
| | | | | | | + Add |
| 07/01/13 - 11:30 AM | | | | | | Ralph Hernandez |
| <p>----- Original Message ----- From: "Ralph Hernandez" To: "Michael Austin" Sent: Monday, July 1, 2013 11:29:59 AM Subject: 11021 WOODBURY Hi Mike. I got a complaint about an unpermitted structure in the rear yard at 11021 WOODBURY. A neighbor stated there is a shed or storage unit with some sort of metal sheeting or piping attached to it, that is not secured and poses a collapse hazard. I just opened a case for Rita at this address. Be advised, this is a chronic (and extremely hostile and aggressive) violator. Check with Rita for further info. Ralph Hernandez Code Enforcement Department City of Garden Grove 714-741-5353</p> | | | | | | |



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Monday, April 25, 2016

CASE# 156330

11021 WOODBURY RD - R1

[Actions: Re-open](#) | [Print](#) | [PDF](#)

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

| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---|--|---------------------|----------|-----------|-----------------------|--------------------------|
| Reactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 09/04/12 - 09:21 AM | N.O.V Date: | 09/06/12 | | | |
| Reinspection: | Timestamp now | Closed Date: | 12/10/12 | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| Name: | | | | | | Phone: none given |
| Address: | none given | | | | | |
| VIOLATION CODE: | | | | | | |
| 09.1 Living in a Vehicle | | | | | | |
| 18.4 B.O.T.C. Rental | | | | | | |
| 23 Uniform Building Code Violation(s) | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| <p>Caller said they were looking for a place to stay and found an ad on Craigslist, Leo is advertising renting out a camper at this address for \$330 per month. (see attached ad). Ad also lists master bedroom for rent available December 1, 2012.</p> | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | LE THI NGA | | | | Phone #: None. | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA, 92843 | | | | | |
| Water Account#: | 303327008 | | | | | |
| Name: | LE, NGA T | | | | Phone #: | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA 92843-3531 | | | | | |
| Resident Name: | LEO 11021 Woodbury Rd., Garden Grove, CA 92843 | | | | Phone #: | |
| Resident Name: | Leo, 949-940-8801 | | | | Phone #: None. | |



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Monday, April 25, 2016

CASE# 156330

11021 WOODBURY RD - R1

Actions: Re-open | Print | PDF

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- Photos
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- Invoices
- Comments

+ Add

12/10/12 - 11:06 AM

Rita Cramer

Weds, 12-5 3:08 p.m. - No sign of habitation of camper. Clear, close.

Edit

12/03/12 - 10:14 AM

Rita Cramer

Phone call from Leo, on 11-15 at 11:02 a.m. Said that there is no one living in the camper cover in the driveway. When I said I would like to schedule an inspection, he started telling me that I was a real nuisance. He started to become very agitated over the phone and yelling loudly. I asked Leo to not yell at me several times. I then warned that if he continued yelling I would end the conversation. He continued to scream loudly and then called me an abomination as a government official, at which point I discontinued the conversation.

Edit

11/15/12 - 12:32 PM

Rita Cramer

Tues, 11:13 10:30 a.m. - Camper cover in driveway, driveway gate is closed unable to tell if it is occupied.

Edit

10/16/12 - 09:39 AM

Rita Cramer

I called Leo at , and reached a recording which stated, 'the person I am trying to reach is not available now, please try again later' I then tried to call the home number at and reached a female who did not speak much English, said she was a renter and lived alone at this address.

Edit

09/06/12 - 11:30 AM

Rita Cramer

Sent 1st NOV.

Edit

09/04/12 - 09:26 AM

Rita Cramer

Per the e-mail I received, CP forwarded the Craigslist ad to me:

Zimbra ritac@ci.garden-grove.ca.us

+ Font Size -

\$450 ___3 Furn Rooms___Female Only___\$330 Camper (male or female) ___ (Garden Grove, CA)

From : jennyk curtis

Subject : \$450 ___3 Furn Rooms___Female Only___\$330 Camper (male or female) ___ (Garden Grove, CA)

To : ritac@ci.garden-grove.ca.us

Tue, Sep 04, 2012 09:09 AM

External images are not displayed. Display images below

jennyk.curtis@gmail.com has forwarded you this craigslist.org posting.

Please see below for more information.

Visit the posting at <http://orangecounty.craigslist.org/roo/3216476984.html> to contact the person who posted this.

___3 Furn Rooms___Female Only___\$330 Camper (male or female) ___

Date: 2012-08-19, 4:42PM

Photobucket Photobucket Photobucket Photobucket Photobucket

(Above) VIEW OF THE GARDEN GROVE HOUSE

SAFETY: high 7' fences, ADT Alarm system, watch dog,
HUGE FRONT & BACKYARD: spacious area, barbeque area, dogs ok
AMENITIES: fully furnished, cable TV, Wifi Internet
CONVENIENT LOCATION: 1/2 block from the 22 freeway, 3 miles from the 5 freeway,
supermarket only 2 blocks away

=====
ALL ROOMS ARE FULLY FURNISHED
=====

\$650.....MASTER BEDROOM, Private entrance, 200 sq.ft, private bathroom, new floor,
furnished, Cable TV, Internet AVAILABLE IN 3 MONTHS

(Master bedroom will be available Dec 1, 2012 only)

\$450.....RED ROOM,fully furnished, Cable TV, Internet

\$450.....GREEN ROOM, fully furnished, Broadcast TV, Internet

\$330.....CAMPER, kitchen with 4 burner stove + oven, sink, refrigerator, bathroom w/
shower, dining area, sleeps 2 comfortably

MOVE-IN TERMS:

\$300 Deposit + 1st Month Rent

3 months minimum

PREFER:

Rooms: Female Only for all rooms (OK w/ baby)

Camper: Female or Male (If male, I prefer a handyman, gardener, and/or mover type guy)

**** No criminal records, no druggies, no smokers, no overnight guests ****

CONTACT:

LEO (714)

11021 Woodbury Rd., Garden Grove, CA 92843

Edit



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Monday, April 25, 2016

CASE# 156330

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

| Created | Printed | Filename | |
|----------|----------|-------------------------------|---|
| 09/06/12 | 09/06/12 | 1nov - p/o - NGA 'LEO' THI LE | Print Preview Duplicate |

| | | | |
|---|-----------|------------------------------------|-----------------------------------|
| Merge and create new notice | OR | Use Template: <input type="text"/> | <input type="button" value="Go"/> |
|---|-----------|------------------------------------|-----------------------------------|



CITY OF GARDEN GROVE

September 06, 2012

NGA 'LEO' THI LE
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

William J. Dalton
Mayor

Dina Nguyen
Mayor Pro Tem

Bruce A. Broadwater
Council Member

Steven R. Jones
Council Member

Kris Beard
Council Member

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 has been observed at your property:

No person shall occupy or use any camp car, camp trailer, camper, house car, mobilehome, trailer coach or other vehicle or trailer as a dwelling or for living or sleeping quarters, except in an approved trailer park. *You are hereby required to cease advertising the rental or use of a camp car, camp trailer, camper, house car, mobilehome, trailer coach or other vehicle or trailer for the purposes of providing living quarters either on your driveway or any other location within the above-listed property and remove all utility hookups and discontinue occupancy/sleeping in the vehicle.* (GGMC 9.08.40.140(P), 9.12.40.170(P)), 9.16.40.140(O))

Every person who owns residential property, but does not live at the location, and uses it as a rental is required to pay a tax. It will be necessary for you to obtain a Business Operations Tax Certificate for your Garden Grove rental property by completing an application at City Hall. (GGMC 5.07.350)

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** 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 concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.



Rita Cramer
Code Enforcement Officer

Attachment: Craigslist ad #3216476984

ALL ROOMS ARE FULLY FURNISHED

\$650.....MASTER BEDROOM, Private entrance, 200 sq.ft, private bathroom, new floor, furnished, Cable TV, Internet AVAILABLE IN 3 MONTHS

_____ (Master bedroom will be available Dec 1, 2012 only)

\$450.....RED ROOM, fully furnished, Cable TV, Internet

\$450.....GREEN ROOM, fully furnished, Broadcast TV, Internet

\$330.....CAMPER, kitchen with 4 burner stove + oven, sink, refrigerator, bathroom w/ shower, dining area, sleeps 2 comfortably

MOVE-IN TERMS:

\$300 Deposit + 1st Month Rent
3 months minimum

PREFER:

Rooms: Female Only for all rooms (*OK w/ baby*)

Camper: Female or Male (*If male, I prefer a handyman, gardener, and/or mover type guy*)

*** No criminal records, no druggies, no smokers, no

overnight guests ****

CONTACT:

LEO (714)

11021 Woodbury Rd., Garden Grove, CA 92843











(Above) \$330....CAMPER sleeps 3, dining table seats 4, kitchen with 4 stove burner, oven, refrigerator, sink, bathroom with shower and commode, spacious

11021 Woodbury Rd. ([google map](#)) ([yahoo map](#))

- dogs are OK - woof
- Location: Garden Grove, CA
- it's NOT ok to contact this poster with services or other commercial interests

PostingID: 3216476984



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Monday, April 25, 2016

CASE# 156330

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11021 WOODBURY RD - R1

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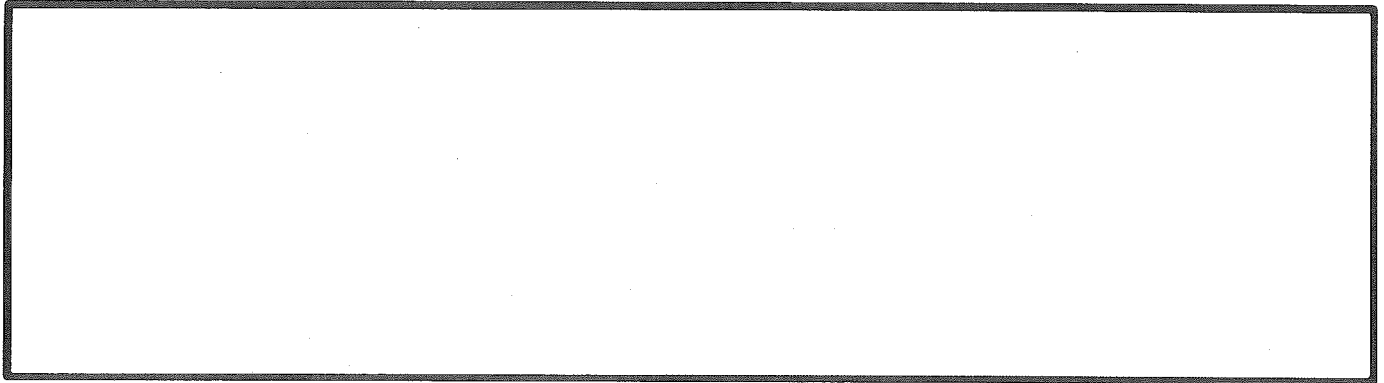
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[Documents](#)

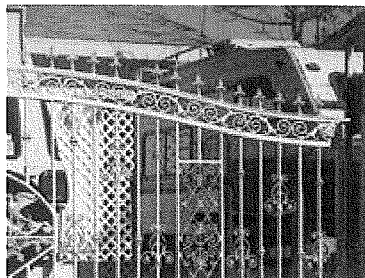
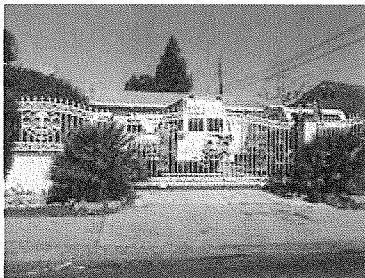
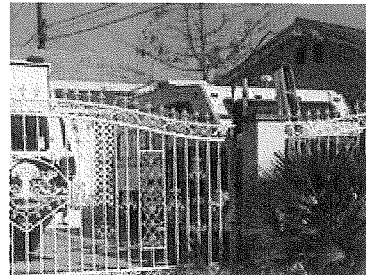
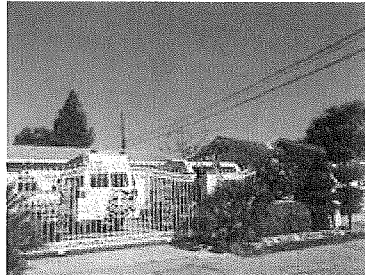
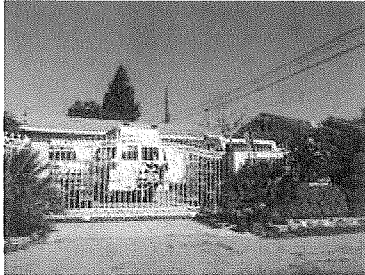
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Photos taken on: 11/13/12





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Monday, April 25, 2016

CASE# 156330

11021 WOODBURY RD - R1

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New document: No file chosen

| File name | Uploaded date | |
|---|---------------|--------|
| 11021_woodbury_rd._pos_09-06-12 | 09/06/12 | Delete |
| 1st_nov_11021_woodbury_rd_09-06-12 | 09/06/12 | Delete |
| Craigslist_ad_for_11021_woodbury_rd._09-04-12 | 09/04/12 | Delete |

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 September 6, 2012 I served the foregoing documents described as [Notice of
6 Violation, Attachment: Craigslist ad #3216476984]

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

9 NGA 'LEO' THILE
11021 WOODBURY RD
GARDEN GROVE, CA 92843

10 **(BY MAIL)** I placed said envelope(s) for collection and mailing, following ordinary
11 business practices, at the business offices of the CITY OF GARDEN GROVE, and
12 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)
will be deposited with the United States Postal Service on said date in the ordinary
course of business.

14 **(BY OVERNIGHT DELIVERY)** I placed said documents in envelope(s) for
15 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
16 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
17 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.

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

20 **(BY PERSONAL SERVICE)** I delivered such envelope(s) by hand to the offices of
21 the addressee(s).

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 September 6, 2012 at Garden Grove, California.

25
26 [Rita Cramer]
27
28

Zimbra

ritac@ci.garden-grove.ca.us

± Font Size ±

**\$450 _____ 3 Furn Rooms__ Female Only___ \$330 Camper (male or female)
_____ (Garden Grove, CA)**

From :

Tue, Sep 04, 2012 09:09 AM

Subject : \$450 _____ 3 Furn Rooms__ Female Only___ \$330 Camper (male or female) _____ (Garden Grove, CA)

To : ritac@ci.garden-grove.ca.us

External images are not displayed. [Display images below](#)

_____ has forwarded you this craigslist.org posting.

Please see below for more information.

Visit the posting at <http://orangecounty.craigslist.org/roo/3216476984.html> to contact the person who posted this.

_____ 3 Furn Rooms__ Female Only___ \$330 Camper (male or female) _____

Date: 2012-08-19, 4:42PM

(Above) VIEW OF THE GARDEN GROVE HOUSE

SAFETY: high 7' fences, ADT Alarm system, watch dog,
HUGE FRONT & BACKYARD: spacious area, barbeque area, dogs ok
AMENITIES: fully furnished, cable TV, Wifi Internet
CONVENIENT LOCATION: 1/2 block from the 22 freeway, 3 miles from the 5 freeway, supermarket only 2 blocks away

=====
ALL ROOMS ARE FULLY FURNISHED
=====

\$650.....MASTER BEDROOM, Private entrance, 200 sq.ft, private bathroom, new floor, furnished, Cable TV, Internet AVAILABLE IN 3 MONTHS
(Master bedroom will be available Dec 1, 2012 only)

\$450.....RED ROOM, fully furnished, Cable TV, Internet

\$450.....GREEN ROOM, fully furnished, Broadcast TV, Internet

\$330.....CAMPER, kitchen with 4 burner stove + oven, sink, refrigerator, bathroom w/ shower, dining area, sleeps 2 comfortably

MOVE-IN TERMS:

\$300 Deposit + 1st Month Rent
3 months minimum

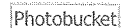
PREFER:

Rooms: Female Only for all rooms (OK w/ baby)
Camper: Female or Male (If male, I prefer a handyman, gardener, and/or mover type guy)

**** No criminal records, no druggies, no smokers, no overnight guests ****

CONTACT:

LEO (714)
11021 Woodbury Rd., Garden Grove, CA 92843

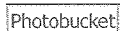
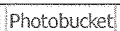
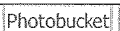
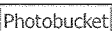


(Above) COMMON

AREAS:
kitchen , Dining Area, living Room, Bathroom, and Hallway



(Above) \$450...Red

Room, furnished, cable TV, Wifi Internet, New Beds



(Above) \$450...Green

Room, furnished, cable TV, Wifi Internet, New Beds



Photobucket PANO_20120711_1837231

(Above) \$650....Master Bedroom,200 sq ft, private bathroom, private entrance, NEW FLOORING, NEW BATHROOM, NEW PAINT, furnished, cable TV, Wifi Internet, New Beds

Photobucket Photobucket Photobucket
Photobucket Photobucket Photobucket Photobucket

(Above) \$330....CAMPER sleeps 3, dining table seats 4, kitchen with 4 stove burner, oven, refrigerator, sink, bathroom with shower and commode, spacious

11021 Woodbury Rd. ([google map](#)) ([yahoo map](#))

- dogs are OK - woof
- Location: Garden Grove, CA
- it's NOT ok to contact this poster with services or other commercial interests

Original URL: <http://orangecounty.craigslist.org/roo/3216476984.html>

this craigslist posting was forwarded to you by someone using our email-a-friend feature - if you want to prevent these, please go to:
http://www.craigslist.org/cgi-bin/te/U2FsdGVkX18zMjYmZl2MjVlh3SSRS4YcEqdSjCeOPHGMMV9IHdH_07ned2QKSOFuGJrrGR67AX9Jez89Bp-kTM64JWICw2



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Monday, April 25, 2016

CASE# 153101

11021 WOODBURY RD - R1

Actions: [Re-open](#) | [Print](#) | [PDF](#)

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---|--|---------------------|----------|-----------|----------|----------|
| Proactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 10/18/11 - 10:50 AM | N.O.V Date: | 12/02/11 | | | |
| Reinspection: | Timestamp now | Closed Date: | 01/12/12 | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| 07.2 Trash Containers Left Out | | | | | | |
| 23 Uniform Building Code Violation(s) | | | | | | |
| 27 Yard Setback | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| Furniture and other debris on parkway and in driveway. Trash cans out. Trash day is on Fridays. | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | LE THI NGA | Phone #: | None. | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA, 92843 | | | | | |
| Water Account#: | 303327008 | | | | | |
| Name: | LE, NGA T | Phone #: | | | | |
| Address: | 11021 WOODBURY RD, GARDEN GROVE, CA, 92843 | | | | | |



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Monday, April 25, 2016

CASE# 153101

11021 WOODBURY RD - R1

[Actions: Re-open](#) | [Print](#) | [PDF](#)

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments | |
|--------|---|----------------|--------|-----------|----------|--------------------|------|
| | | | | | | + Add | |
| | 01/12/12 - 10:53 AM | | | | | Rita Cramer | |
| | Weds, 1-4 3:08 p.m. - No debris in driveway, white van now parked in driveway. No debris on sidewalk. Clear, close. | | | | | | Edit |
| | 01/04/12 - 01:07 PM | | | | | Rita Cramer | |
| | Mon, 1-2 1:31 p.m. - Most debris removed from driveway. Clear, close. | | | | | | Edit |
| | 12/19/11 - 09:14 AM | | | | | Rita Cramer | |
| | Fri, 12-16 10:22 - No furniture or other debris along parkway. Mattress removed from behind camper. Items still in driveway but not really visible from the street. | | | | | | Edit |
| | 12/02/11 - 10:11 AM | | | | | Rita Cramer | |
| | Thurs, 12-1 10:49 a.m. - Still large amount of furniture, other household items and debris stored in driveway, blue mattress propped up against rear edge of motor home in driveway. Cardboard sign attached to rear of motor home with 'Need laborer \$7/hr inquire within (Trabajo disponible \$7 la hora preguna a dentro) 11021 Woodbury Rd Garden Grove, CA' printed on it in black marker. Sent 2nd notice | | | | | | Edit |
| | 12/02/11 - 09:48 AM | | | | | Rita Cramer | |
| | Mon, 11-21 Mon, 11-21 - Anonymous call from male subject said he had gone out to this property in response to an ad on Craigslist for a laborer. CP met with the resident and said the property was very scary, there is debris all over in the back yard, lots of illegal construction and the subject wanted him to build addition to the back yard. CP said he was scared by the time he left and wanted to report the conditions. | | | | | | Edit |
| | 11/02/11 - 10:45 AM | | | | | Rita Cramer | |
| | Sent 1st NOV. | | | | | | Edit |
| | 11/02/11 - 10:41 AM | | | | | Rita Cramer | |

Tues, 11-1 10:03 a.m - Three trash cans on street, brown cabinet on sidewalk behind trash cans and visible furniture debris in driveway behind metal gate.

Edit



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Monday, April 25, 2016

CASE# 153101

11021 WOODBURY RD - R1

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| | | | | | | |
|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|
| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|---------------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

| Created | Printed | Filename | | | |
|----------|----------|------------------------------|-----------------------|-------------------------|---------------------------|
| 11/02/11 | 11/02/11 | 1nov - p/o - NGA T LE | Print | Preview | Duplicate |
| 12/02/11 | 12/02/11 | 2nov - p/o - NGA T LE | Print | Preview | Duplicate |

OR



CITY OF GARDEN GROVE

November 02, 2011

NGA T LE
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

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 11021 WOODBURY RD**

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/have been observed at your property:

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 or the alley and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

Please schedule a bulky item pick up for those items too large to fit into trash containers to include sofas, stoves, washers, dryers, mattresses, and similar items, by contacting Garden Grove Disposal. Computers, televisions, microwaves and other electronic items, considered "e-waste," can now be safely disposed through a special curbside collection service which is provided in addition to the free twice-a-year bulky item pick-up. **To schedule a pickup, residents must call Garden Grove Disposal at (714) 238-2444. Items must be placed at the curb, not in driveways, yard areas, or on sidewalks or they will not be removed.**

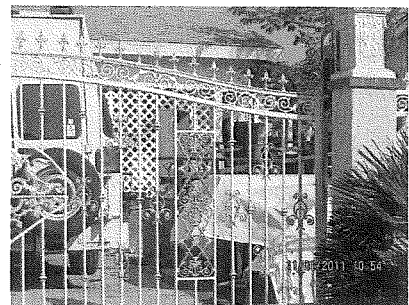
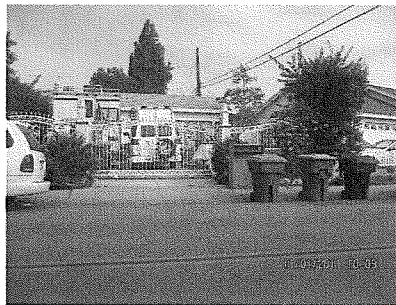
Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** 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 concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 5:00 p.m Monday through Friday. City Hall closed every other Friday.

Rita Cramer
Code Enforcement Officer





SECOND NOTICE OF VIOLATION

December 02, 2011

NGA T LE
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

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 11021 WOODBURY RD

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

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))

The required side yard setback for your property is five (5) feet and every setback shall be open and unobstructed. **You are hereby required to remove all illegal structures and sheds within your side and rear yard setback areas and cease any new construction without first obtaining a building permit from the Building Services Department.** (GGMC 9.08.40.010; 9.08.40.020)

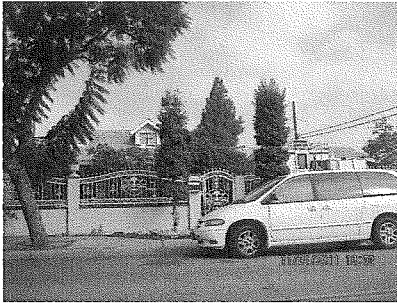
No more than three detached accessory structures may be permitted on a lot. *One-story detached accessory structures used as tool sheds, playhouses and similar uses shall be exempt from the architectural requirements contained in Section 9.08.040.030.A, provided any such structure does not exceed one hundred twenty (120) square feet of projected roof area and is located to the rear and interior side of the main building.* **You are hereby required to remove any detached accessory structure which is in excess of the three (3) permitted on your lot, and which exceeds one hundred twenty (120) square feet or obtain a building permit for such structure.** GGMC 9.08.040.030 (D)(2), 9.08.040.030(D)(8)(a)(1).

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

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are Monday through Friday from 7:00 am to 5:00 pm. City Hall closed every other Friday

Rita Cramer
Code Enforcement Officer





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Monday, April 25, 2016

CASE# 153101

11021 WOODBURY RD - R1

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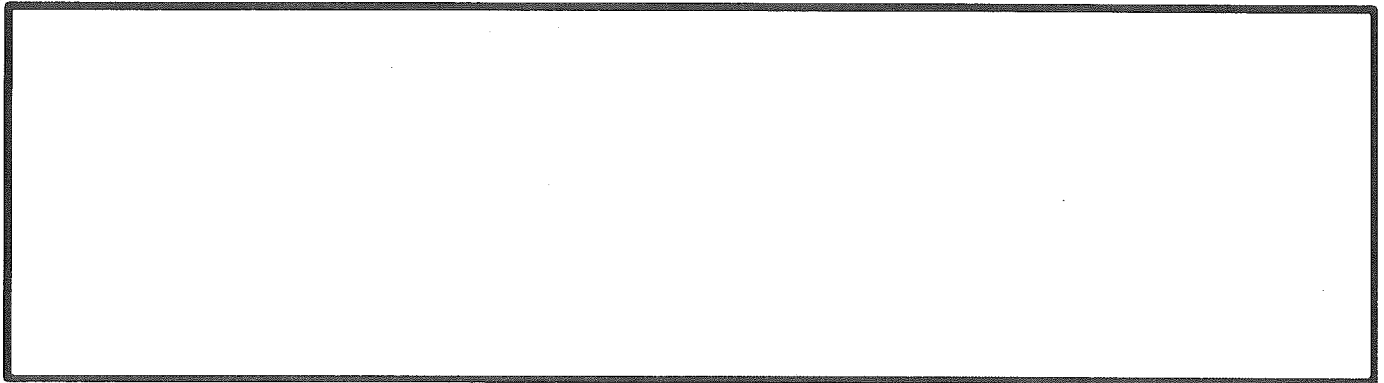
[Notice Letters](#)

[Photos](#)

[Documents](#)

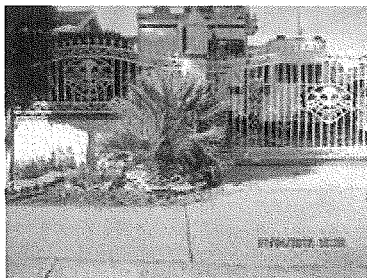
[Invoices](#)

[Comments](#)

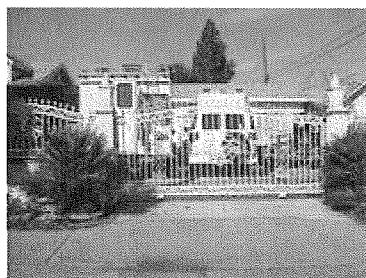


[Download all photos](#)

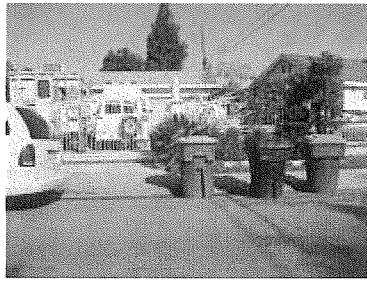
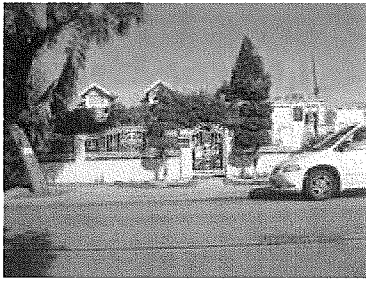
Photos taken on: 01/04/12



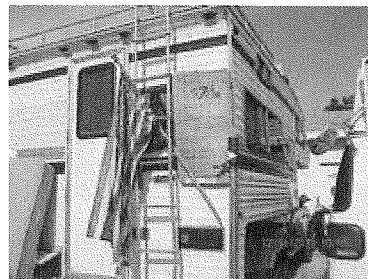
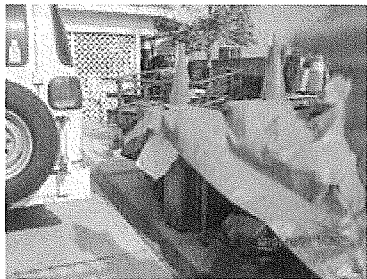
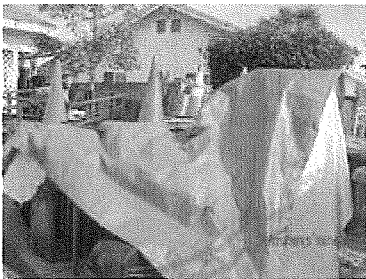
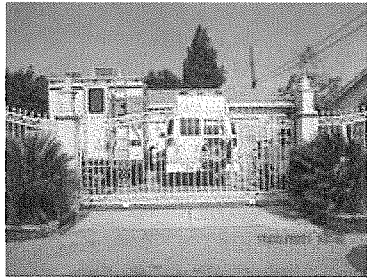
Photos taken on: 01/02/12



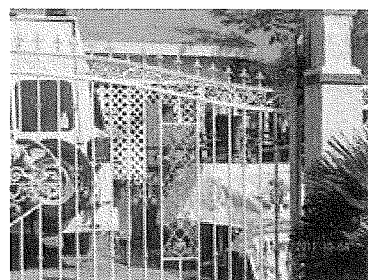
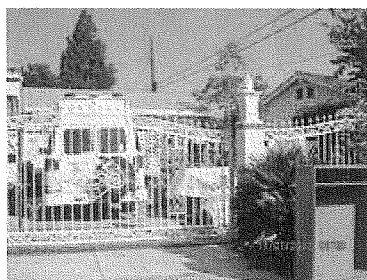
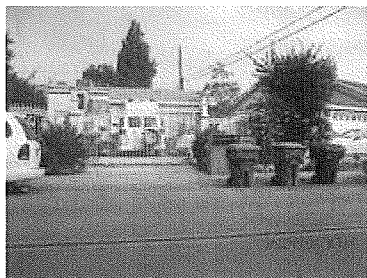
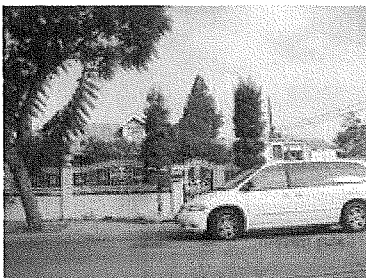
Photos taken on: 12/16/11

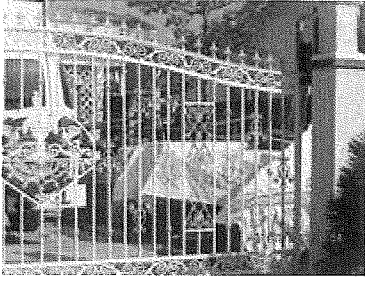


Photos taken on: 12/01/11



Photos taken on: 11/01/11







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Monday, April 25, 2016

CASE# 153101

11021 WOODBURY RD - R1

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| | | | | | | |
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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|------------------------|-----------------------------|--------------------------------|------------------------|---------------------------|--------------------------|--------------------------|

[+ Add](#)

12/02/11 - 10:11 AM

Rita Cramer

Mon, 11-21 - Anonymous call from male subject said he had gone out to this property in response to an ad on Craigslist for a laborer. CP met with the resident and said the property was very scary, there is debris all over in the back yard, lots of illegal construction and the subject wanted him to build addition to the back yard. CP said he was scared by the time he left and wanted to report the conditions.



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Monday, April 25, 2016

CASE# 152417

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---|---------------------|---------------------|---------------|-----------|----------|----------|
| Reactive Report | | | | | | Edit |
| Inspector: | Rita Cramer | RD# | 126 | | | |
| Date/Time: | 08/25/11 - 11:23 AM | N.O.V Date: | | | | |
| Reinspection: | Timestamp now | Closed Date: | 08/31/11 | | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| Name: | Anonymous | | Phone: | None. | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| CP states there is misc junk/debris in front of this location | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |



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Monday, April 25, 2016

CASE# 152417

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments | |
|--------|--|----------------|--------|-----------|----------|--------------------|------|
| | | | | | | + Add | |
| | 08/30/11 - 04:54 PM | | | | | Rita Cramer | |
| | Tues, 8-30 11:59 a.m. - All debris in parkway removed, clear, close. | | | | | | Edit |
| | 08/29/11 - 11:25 AM | | | | | Rita Cramer | |
| | I called Garden Grove Disposal and spoke with Julie in Customer Service. She said a bulky item pick-up was scheduled for this property today. | | | | | | Edit |
| | 08/26/11 - 03:49 PM | | | | | Rita Cramer | |
| | Thurs, 8-25 2:21 p.m. - Wood window framing or other and blue plastic pool in parkway. Trash collection is tomorrow, recheck. | | | | | | Edit |
| | 08/25/11 - 11:41 AM | | | | | Rita Cramer | |
| | 08/25/11 - 11:26 AM Ralph Hernandez be advised: I've had cases out here in the past. resident LEO GIANG takes a long time to comply, is often hostile over the phone and has threatened legal action in the past against the City for "violating his rights" | | | | | | Edit |



Code Enforcement System

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Monday, April 25, 2016

CASE# 152417

11021 WOODBURY RD - R1

Actions: Re-open | Print | PDF

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Report

Inspections

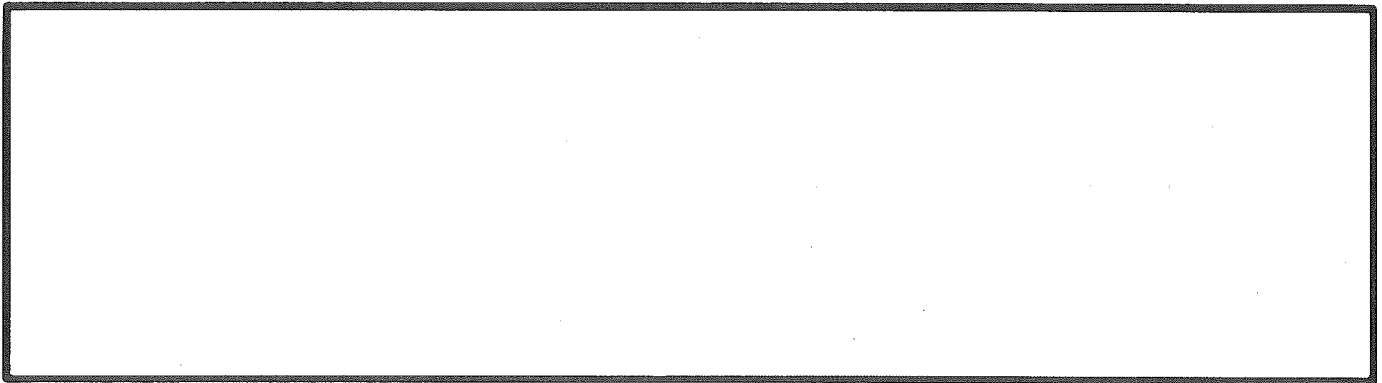
Notice Letters

Photos

Documents

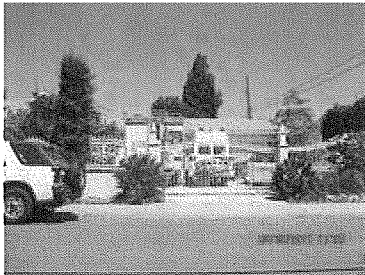
Invoices

Comments

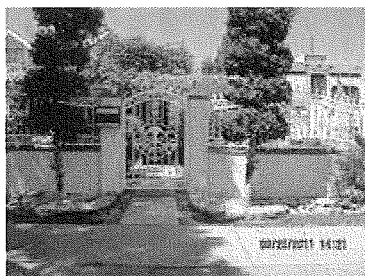
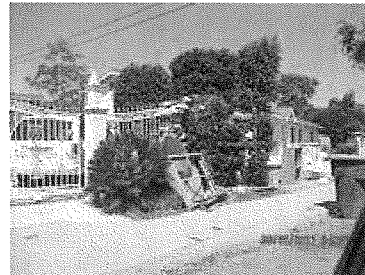


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Photos taken on: 08/30/11



Photos taken on: 08/25/11





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Monday, April 25, 2016

CASE# 152417

11021 WOODBURY RD - R1

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08/25/11 - 11:26 AM

Ralph Hernandez

be advised: I've had cases out here in the past. resident LEO GIANG takes a long time to comply, is often hostile over the phone and has threatened legal action in the past against the City for "violating his rights"



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Monday, April 25, 2016

CASE# 146537

11021 WOODBURY RD - R1

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|---|---|----------------|---------------------|-----------|----------|----------|
| Proactive Report | | | | | | |
| Inspector: | Ralph Hernandez | | RD# | 126 | | |
| Date/Time: | 06/24/10 - 09:19 AM | | N.O.V Date: | 02/03/11 | | |
| Reinspection: | | | Closed Date: | 03/23/11 | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 01 Inoperative Vehicle | | | | | | |
| 02 Commercial Vehicle | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| 07.2 Trash Containers Left Out | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| box panel truck/debris/cans out/inop | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |
| Property Owner: | LEO GIANG | | Phone #: | None. | | |
| Address: | 11021 WOODBURY RD , GARDEN GROVE, CA 92843-3531 | | | | | |



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Monday, April 25, 2016

CASE# 146537

11021 WOODBURY RD - R1

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| | <p>03/23/11 - 10:21 AM</p> <p>no violation</p> | | | | | Ralph Hernandez |
| | <p>03/07/11 - 03:56 PM</p> <p>house has remained relatively clean for several weeks now. monitor a little longer.</p> | | | | | Ralph Hernandez |
| | <p>02/08/11 - 08:51 AM</p> <p>inop repaired, debris removed, appliances gone or concealed</p> | | | | | Ralph Hernandez |
| | <p>02/03/11 - 09:05 AM</p> <p>appliances, debris and inop unchanged.</p> | | | | | Ralph Hernandez |
| | <p>01/31/11 - 10:02 AM</p> <p>same as before</p> | | | | | Ralph Hernandez |
| | <p>01/24/11 - 08:42 AM</p> <p>debris in driveway, inop in driveway</p> | | | | | Ralph Hernandez |
| | <p>01/20/11 - 03:18 PM</p> <p>no changes</p> | | | | | Ralph Hernandez |
| | <p>01/17/11 - 08:22 AM</p> <p>couch gone, but debris in driveway/parking area, dark gray Honda inop in driveway.</p> | | | | | Ralph Hernandez |
| | <p>01/13/11 - 03:18 PM</p> <p>there is a couch on the curb, and a trailer with debris in the driveway</p> | | | | | Ralph Hernandez |
| | <p>12/09/10 - 04:09 PM</p> <p>on site: house is a mess, carpets, cans in driveway, mattresses, misc boards/furniture, ladders on the ground, etc. currently in violation again!</p> | | | | | Ralph Hernandez |

12/09/10 - 03:29 PM**Ralph Hernandez**

Shell station work was completed on or before. final NOV sent 9-9-10 with a 5 day compliance. inspected 9-16-10/no compliance. inspected 9-22-10/no compliance. invoiced on 9-22. no reason to rescind.

12/09/10 - 03:23 PM**Ralph Hernandez**

call from Leo Giang, he's disputing invoice 5425-11-I. stated he was in compliance and should not have been invoiced as I agreed to let him store commercial truck on site while the Shell Gas Station on Euclid (where the truck is stored/used for deliveries) was undergoing remodeling.

10/04/10 - 11:17 AM**Ralph Hernandez**

no violation

09/29/10 - 12:00 PM**Ralph Hernandez**

truck is gone.

09/27/10 - 02:56 PM**Ralph Hernandez**

truck is gone. vcml from Le Giang, he stated the truck was moved the evening of 9-23-10 and is no longer being stored at his home. he disputed the invoices and asked me to rescind them. I attempted to reach him by phone...no answer.

09/22/10 - 09:30 AM**Ralph Hernandez**

correction: entry below should read "9-21-10"

09/22/10 - 09:28 AM**Ralph Hernandez**

same as before.

09/16/10 - 01:47 PM**Ralph Hernandez**

no compliance.

09/09/10 - 10:43 AM**Ralph Hernandez**

construction completed. send final NOV

08/30/10 - 12:46 PM**Ralph Hernandez**

construction on going

08/12/10 - 10:34 AM**Ralph Hernandez**

gas station still under construction. truck on site. monitor.

07/29/10 - 07:25 AM**Ralph Hernandez**

gas station still under construction but nearly completed. monitor.

07/13/10 - 07:03 AM**Ralph Hernandez**

(7-12-10) some debris removed already. monitor.

07/08/10 - 05:39 PM**Ralph Hernandez**

spoke with Le Giang, he stated he only brought the vehicle back because the Shell station at Euclid/22FWY is remodeling (they use his truck for deliveries and store it there). all work should be completed 2-3 weeks. can he store it here until then. yes. I told him to remove the debris in the meantime. I will send new NOV 7-12-10

07/08/10 - 04:45 PM**Ralph Hernandez**

no compliance, also: lots of misc debris, a vehicle being charged.

06/24/10 - 09:20 AM**Ralph Hernandez**

nov1 sent



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Monday, April 25, 2016

CASE# 146537

11021 WOODBURY RD - R1

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| Created | Printed | Filename | | | | |
| 06/24/10 | 06/24/10 | 11021 Woodbury 6-24-10 NOV1 | | | Preview | |
| 06/24/10 | 06/24/10 | 11021 Woodbury 6-24-10 NOV1 | | | Preview | |
| 09/09/10 | 09/09/10 | 11021 Woodbury 9-9-10 NOV2 | | | Preview | |
| 09/09/10 | 09/09/10 | 11021 Woodbury 9-9-10 NOV2 | | | Preview | |
| 09/22/10 | 09/22/10 | 11021 Woodbury 9-22-10 INV2 | | | Preview | |
| 01/13/11 | 01/13/11 | 11021 Woodbury 1-13-11 INV | | | Preview | |
| 01/24/11 | 01/24/11 | 11021 Woodbury 1-24-11 INV | | | Preview | |
| 02/03/11 | 02/03/11 | 11021 Woodbury 2-3-11 INV | | | Preview | |
| 12/09/10 | 12/09/10 | 11021 Woodbury NOV1 new 12-9-10 | | | Preview | |

6-24-10

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

Subject: **Municipal Code Violations at 11021 WOODBURY RD**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problem(s):

Commercial vehicles may not be parked in residential zones. A commercial vehicle is any vehicle which is registered as commercial under the State Vehicle Code and rated over one (1) ton or having a wheel rim diameter of seventeen (17) inches or greater. You are hereby required to remove the commercial vehicle/trailer from your residential neighborhood. (GGMC 9.08.40.140(L), 9.12.40.170(L))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **4 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, **a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer



6-24-10

Leo Nga
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: **Municipal Code Violations at 11021 WOODBURY RD**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problem(s):

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To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **4 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, **a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer



FINAL NOTICE OF VIOLATION

9-9-10

Leo Nga
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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.

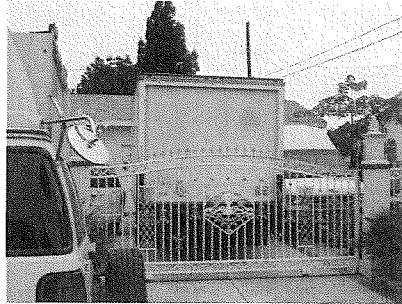
Commercial vehicles may not be parked in residential zones. A commercial vehicle is any vehicle which is registered as commercial under the State Vehicle Code and rated over one (1) ton or having a wheel rim diameter of seventeen (17) inches or greater. You are hereby required to remove the commercial vehicle/trailer from your residential neighborhood. (GGMC 9.08.40.140(L), 9.12.40.170(L))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **5 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer



FINAL NOTICE OF VIOLATION

9-9-10

Le Giang
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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.

Commercial vehicles may not be parked in residential zones. A commercial vehicle is any vehicle which is registered as commercial under the State Vehicle Code and rated over one (1) ton or having a wheel rim diameter of seventeen (17) inches or greater. You are hereby required to remove the commercial vehicle/trailer from your residential neighborhood. (GGMC 9.08.40.140(L), 9.12.40.170(L))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **5 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

NOTICE OF INVOICE

9-22-10

Le Giang
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 \$170.00 for inspections which confirmed that: you are still storing a commercial vehicle at your residence.

You were previously notified, in writing, and by telephone, of the following Garden Grove Municipal Code Violations(s): Commercial vehicles may not be parked in residential zones. A re-inspection has confirmed these conditions still exist on your property.

A commercial vehicle is any vehicle which is registered as commercial under the State Vehicle Code and rated over one (1) ton or having a wheel rim diameter of seventeen (17) inches or greater. You are hereby required to remove the commercial vehicle/trailer from your residential neighborhood. (GGMC 9.08.40.140(L), 9.12.40.170(L))

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.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer



NOTICE OF INVOICE

1-13-11

LEO GIANG
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 which confirmed that: **you are still storing debris at your residence, including a couch on the curbside and miscellaneous items in your driveway/parking area.**

Storage of debris/discarded materials. 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/driveway 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))

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.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

NOTICE OF INVOICE

1-24-11

LEO GIANG
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 \$300.00 for inspections which confirmed that: **even though you have been warned and instructed repeatedly, you are still storing debris at your residence and an inoperable vehicle is parked in your driveway.**

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

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))

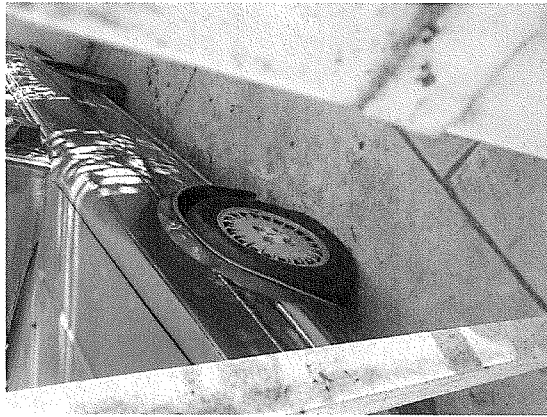
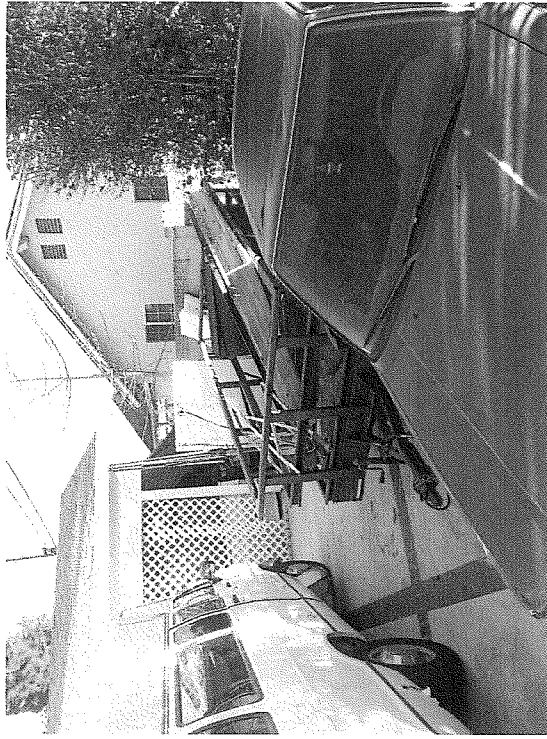
If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez



NOTICE OF INVOICE

2-3-11

LEO GIANG
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 \$200.00 for inspections which confirmed that: **even though you have been warned and instructed repeatedly, you are still storing debris at your residence and an inoperable vehicle is parked in your driveway.**

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

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))

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.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez

12-13-10

LEO GIANG
11021 WOODBURY RD
GARDEN GROVE, CA 92843-3531

Subject: **Municipal Code Violations at 11021 WOODBURY RD**

I had a chance to review your case and your request to rescind invoice #5425-11-I, has been **denied**.

You previously told me that you returned the commercial truck to your property while the Shell gas station on Euclid was being remodeled, as you had no other place to store it. Although I am not required to do so, I agreed to allow such storage until the remodeling was completed. The Shell station work was completed on or before September 9th, 2010. I sent you a final Notice of Violation on 9-9-2010, ordering you to remove the commercial truck, with a **5 day compliance**. I re-inspected your home on 9-16-10 and you had not complied. Again, I inspected your home on 9-22-10 and again, there was no compliance. I finally invoiced you on 9-22-10 due to ongoing noncompliance. **I will not be canceling or rescinding this invoice.**

Additionally, I was at your home on 12-9-10 where I observed, mattresses, carpets, traffic cones and other debris in and around your driveway, as well as improperly stored trash cans. You are currently in violation of the following Garden Grove Municipal Codes:

Storage of debris/discarded materials. 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/driveway 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))

Improperly stored trash cans. Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

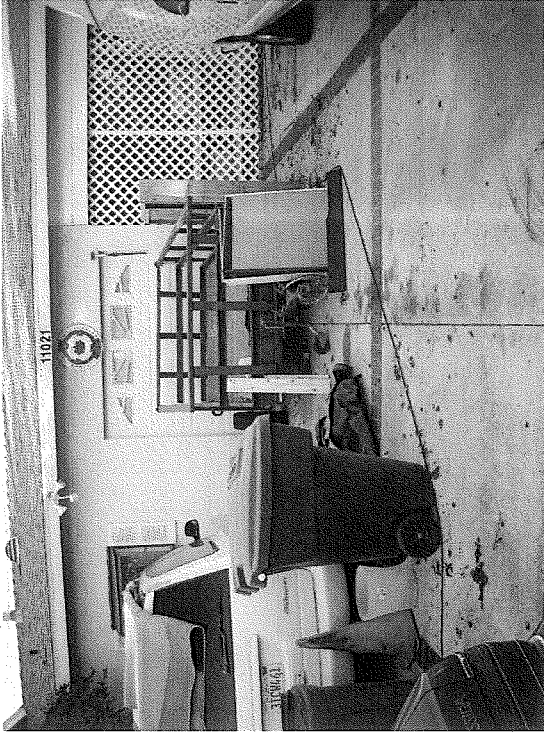
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **7 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, **a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez





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Monday, April 25, 2016

CASE# 146537

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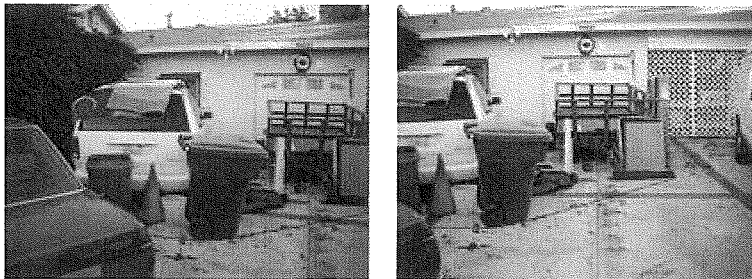
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Download all photos

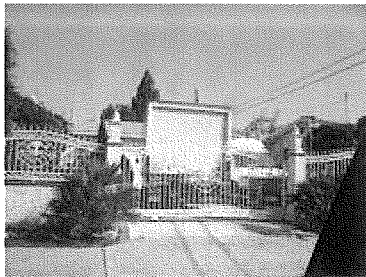
Photos taken on: 01/24/11



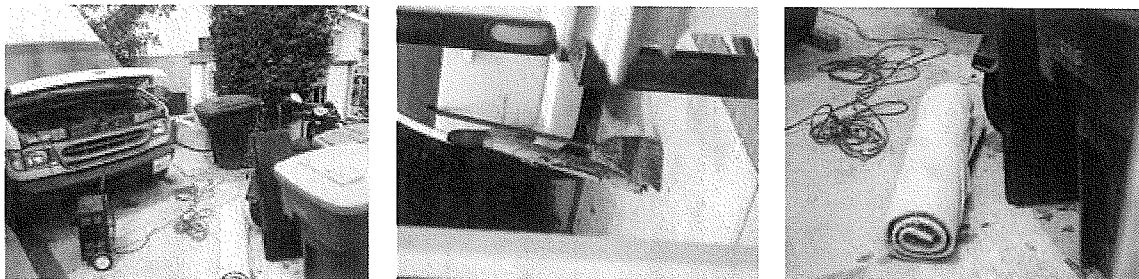
Photos taken on: 12/09/10



Photos taken on: 09/16/10

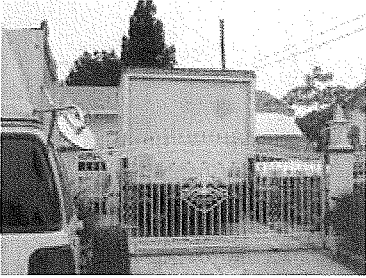


Photos taken on: 07/08/10





Photos taken on: 06/24/10





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Monday, April 25, 2016

CASE# 146537

11021 WOODBURY RD - R1

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|----------------|---|------------------|--------------|-----------------------|--------------------------|----------|
| Created | Bill To | Invoice # | Total | | | |
| 09/22/10 | LE GIANG | 5425-11-I | \$170.0 | Print | Comments | |
| 01/13/11 | LEO GIANG | 5585-11-I | \$100.0 | Print | Comments | |
| | Comments: couch and misc debris | | | | | |
| 01/24/11 | LEO GIANG | 5599-11-I | \$300.0 | Print | Comments | |
| | Comments: debris/appliances/flat-tire'd inop in driveway | | | | | |
| 02/03/11 | LEO GIANG | 5629-11-I | \$200.0 | Print | Comments | |



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Monday, April 25, 2016

CASE# 143787

11021 WOODBURY RD - R1

Actions: Re-open | Print | PDF

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|--|-------------|----------------|--------|-----------|----------|----------|
| <p>Reactive Report</p> <p>Inspector: Ralph Hernandez RD# 126</p> <p>Date/Time: 01/12/10 - 02:45 PM N.O.V Date: 04/01/10</p> <p>Reinspection: Closed Date: 05/12/10</p> <p>Referred to N.I.:</p> <p>COMPLAINING PARTIES</p> <p>Name: Sgt. Moon Phone: 714-935-8428</p> <p>Address: Orange County Animal Control</p> <p>VIOLATION CODE:</p> <p>01 Inoperative Vehicle</p> <p>02 Commercial Vehicle</p> <p>04.1 Storage of Debris</p> <p>10 Miscellaneous Residential</p> <p>20.2 Chickens / Rabbits / Roosters / Birds</p> <p>20.5 No Roosters Allowed</p> <p>EXPLANATION OF VIOLATION / COMPLAINT:</p> <p>Advised Animal Control was out at the property the past couple of days to check the welfare of a dog and their officer observed two pot-bellied pigs, several chickens, a rooster and possibly a goat. If you want more information, you can call the Non-public Dispatch line above and ask about Activity Ref.# A10-001181.</p> <p>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</p> <p>Property Owner: LE THI NGA Phone #:</p> <p>Address: 11021 WOODBURY RD, GARDEN GROVE, CA, 92843</p> | | | | | | |



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Monday, April 25, 2016

CASE# 143787

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|--------|--|----------------|--------|-----------|----------|-------------------------------|
| | <p>06/14/10 - 08:49 AM</p> <p>cancellation request emailed to Jeff Kuramoto</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>06/14/10 - 08:02 AM</p> <p>vcml from Leo Nga, asked about canceling invoices. states he is now the full-time caretaker of this property. his mother's Alzheimer's is very advanced and she can't maintain this home. I will request invoice cancellation w/Sgt Leiva.</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>05/12/10 - 10:39 AM</p> <p>house is generally clean. piece of chair left over. closing per my discretion.</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>04/28/10 - 11:16 AM</p> <p>never heard from Leo Nga again. inspected property this morning. much better overall on the interior. tires are up on vehicles. however a chair remains on the curb. monitor for pick up.</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>04/07/10 - 03:01 PM</p> <p>call from Leo Nga. he was very upset: stated his mother used to take care of this property but she has late stage Alzheimer's and is no longer capable of managing things. he states she's been relocated to a small dwelling with nurse/assistants to help her. he stated he found the NOV's and invoices I sent addressed to her. She had them hidden in some boxes, unopened. he states he will be cleaning up property immediately and asked for some time to address the inop. he stated his mother can not pay the fines and asked if I would cancel them based on her mental state. I stated that if he cleans the property and keeps it clean I will review the issue with my Sgt. he can be reached at</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>04/06/10 - 05:14 PM</p> <p>mattress and other debris remain, flat tire remains.</p> | | | | | <p>Ralph Hernandez</p> |
| | <p>04/01/10 - 11:15 AM</p> <p>trash cans still full and other debris now in driveway, inop still untouched.</p> | | | | | <p>Ralph Hernandez</p> |

03/29/10 - 10:50 AM**Ralph Hernandez**

clean-up underway. items placed into trash cans. monitor.

03/25/10 - 05:35 PM**Ralph Hernandez**

debris and inop still at issue

03/22/10 - 01:41 PM**Ralph Hernandez**

no changes.

03/17/10 - 10:37 AM**Ralph Hernandez**

no changes.

03/11/10 - 10:04 AM**Ralph Hernandez**

no changes.

02/24/10 - 01:59 PM**Ralph Hernandez**

pass by: debris is back, van on site has a flat tire now.

02/18/10 - 05:26 PM**Ralph Hernandez**

no visible issues at this location.

02/09/10 - 02:11 PM**Ralph Hernandez**

per RealQuest, Owner Name: LE THI NGA, Recording/Sale Date: 09/29/2004 / 09/10/2004

02/09/10 - 02:09 PM**Ralph Hernandez**

Mr. Nge stated his mother is the homeowner: Chi Le Nge.

02/09/10 - 02:08 PM**Ralph Hernandez**

spoke with Leo Nge, resident, 949-200-7012, he apologized for truck/debris previously on site. he verified as of last week, truck was relocated to a storage facility and animal control was out at the property about 2-3 weeks ago dealing with all animal issues. pigs not on site.

02/09/10 - 02:02 PM**Ralph Hernandez**

house has been cleaned up: debris on sidewalk gone, debris behind gate gone/concealed, no commercial vehicle.

02/04/10 - 01:38 PM**Ralph Hernandez**

Per DBI Orange County Sales (

listed as owner left vcml at

02/04/10 - 01:29 PM**Ralph Hernandez**

no changes or improvements

01/19/10 - 08:42 AM**Ed Zaragoza**

I called Sergeant Moon again with animal control and she said that she saw two pot-bellied pigs in the back yard and no roosters no rabbits no birds. I'm sending the first notice of violation based on the information that Sergeant Moon gave me.

The tenant refused to let me in. Per Sergeant Moon, the tenants name is Leo and his cell number is

He also has a commercial truck parked on the driveway.

01/18/10 - 05:13 PM**Ed Zaragoza**

On 1/14/2010 I went to the above address and they had a gate so no one can come in. I finally saw a person inside and I called out and he came to the gate I identified myself and handed him my card. I asked the gentleman if he was the homeowner and he replied yes that he was. I informed him that I was following up on a complaint about pot bellied pigs in the back yard. He then got very upset and said that animal control had already been there and if I had any questions he said to ask them.

He also said that I was harassing him and got very angry, I explained to him in a very nice manner that I was not harassing him, at that point he told me that he wasn't the home owner and if I had any issues to bring it up with the owner, and he walked away.

I called Sergeant Moon with animal control so I can ask her exactly what she saw in the back yard of the above address.



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Monday, April 25, 2016

CASE# 143787

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|----------------|----------------|------------------------------------|--------|-----------|----------|----------|
| Created | Printed | Filename | | | | |
| 01/19/10 | 01/19/10 | First Notice - PO | | | | Preview |
| 02/24/10 | 02/24/10 | 11021 Woodbury 2-24-10 NOV1 | | | | Preview |
| 03/11/10 | 03/11/10 | 11021 Woodbury NOV1 3-11-10 | | | | Preview |
| 04/01/10 | 04/01/10 | 11021 Woodbury INV 4-1-10 | | | | Preview |

January 19, 2010

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

Subject: **Municipal Code Violations at 11021 WOODBURY RD**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The City has received a complaint concerning your property or has observed the following problem(s):

Commercial vehicles may not be parked in residential zones. A commercial vehicle is any vehicle which is registered as commercial under the State Vehicle Code and rated over one (1) ton or having a wheel rim diameter of seventeen (17) inches or greater. You are hereby requested to remove the commercial vehicle/trailer from your residential neighborhood. (GGMC 9.16.240(L))

Fowl, rabbits and household pets (except dogs and cats) kept outside of a dwelling unit on any premises are subject to the following restrictions:

(1) To be kept at all times in a covered pen, coop, or cage, or similar appropriate enclosure located twenty-five (25) feet from any dwelling and twenty-five (25) feet from any property line;

(2) No more than four (4) fowl, rabbits or household pets or any combination thereof may be kept on the premises. You are hereby requested to comply with the above-mentioned conditions regarding maximum number of animals and the location of the animal enclosure(s). (GGMC 6.04.060)

The Garden Grove Municipal Code does not permit any person to keep or maintain any livestock animals including, but not limited to, any bull, steer, cows, calves, cattle, sheep, goats, pot-bellied pigs within the City limits. You are hereby required to permanently remove pot-bellied pigs and goats(s) from your property. (GGMC 6.04.030)

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **15 day(s)** from the date of this notice. Failure

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

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5359. Office hours are 7:00-8:30 a.m. and 4:30-6:00p.m.

Ed Zaragoza
Code Enforcement Officer

FINAL NOTICE OF VIOLATION

2-24-10

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 requested to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.24.170(B))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris that is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.24.200(B)(5))

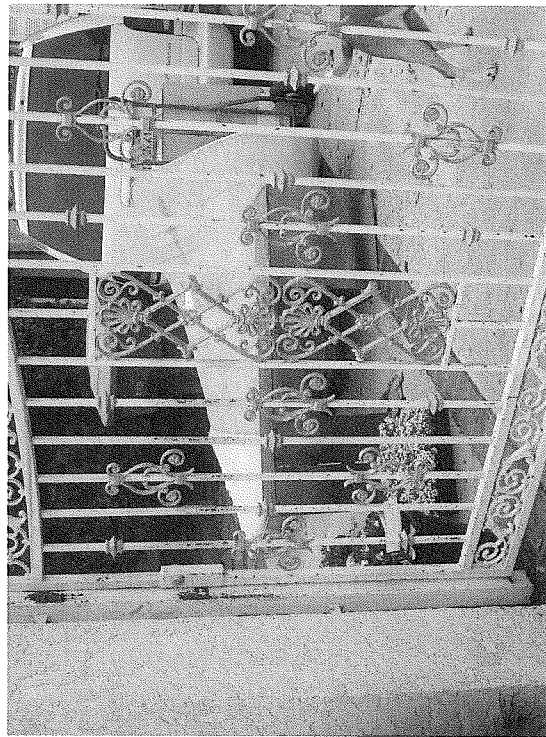
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **4 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.

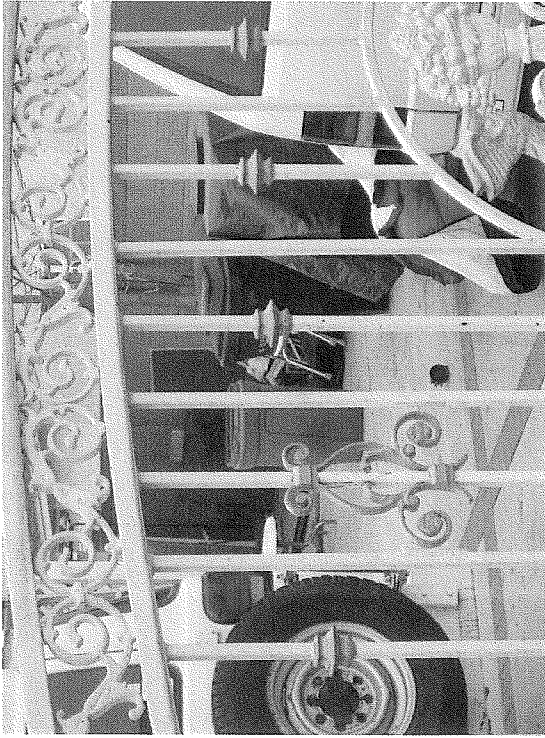
If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez



11021 WOODBURY RD
Ralph Hernandez



NOTICE OF INVOICE

3-11-10

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 \$70.00 for an inspection on 3-11-10, where it was confirmed that: you have failed to comply.

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 requested to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.24.170(B))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. **Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas.** You are hereby required to remove all materials and debris that is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.24.200(B)(5))

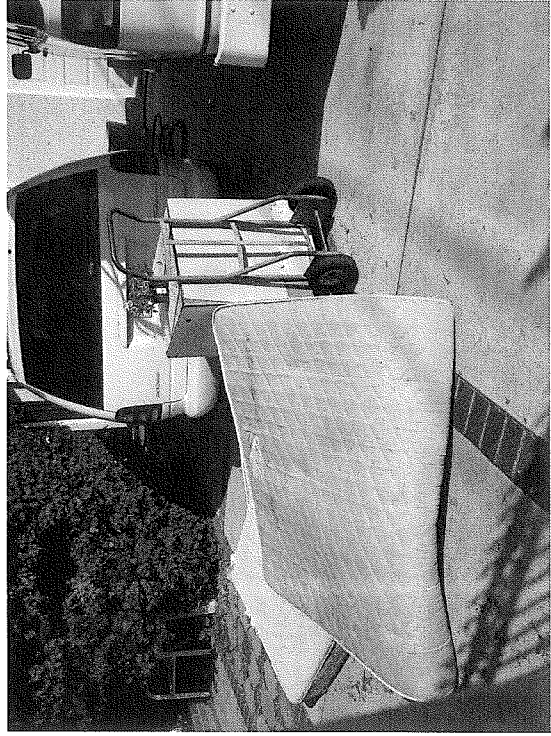
If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez



NOTICE OF INVOICE

4-1-10

LE THI NGA
11021 WOODBURY RD
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 11021 WOODBURY RD

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 3-17-10, for \$100.00 for an inspection on 3-22-10 and for \$100.00 for an inspection on 3-25-10 where it was confirmed that: you have failed to comply.

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 requested to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.24.170(B))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. **Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas.** You are hereby required to remove all materials and debris that is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.24.200(B)(5))

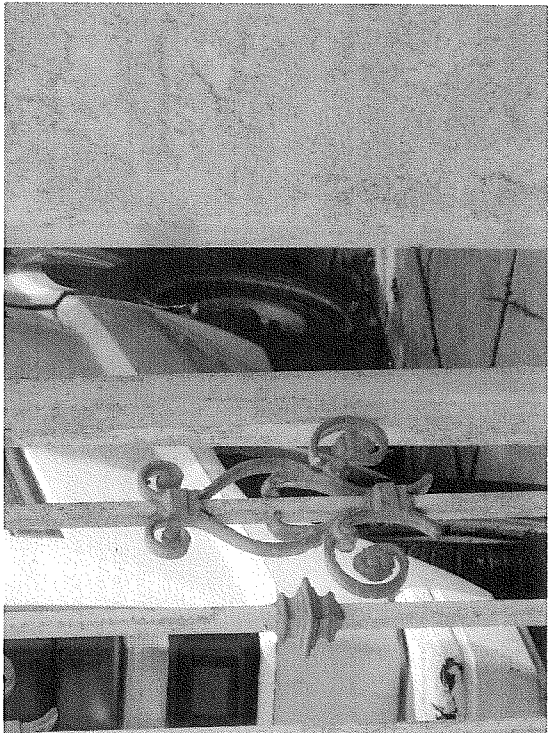
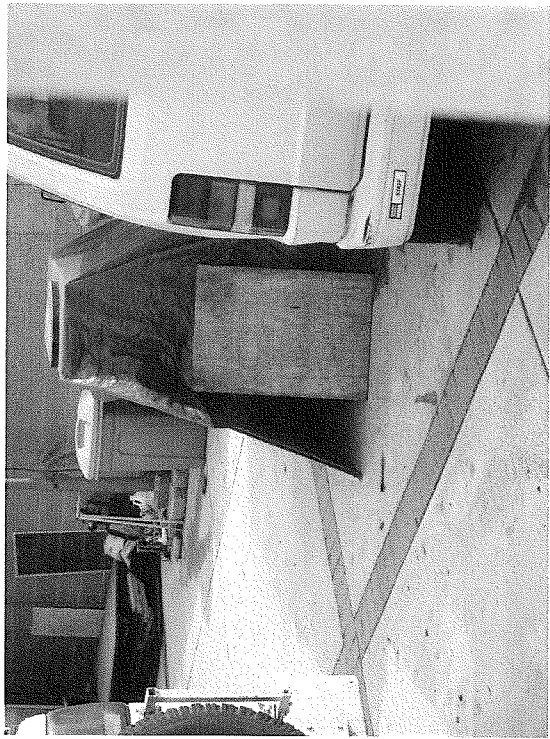
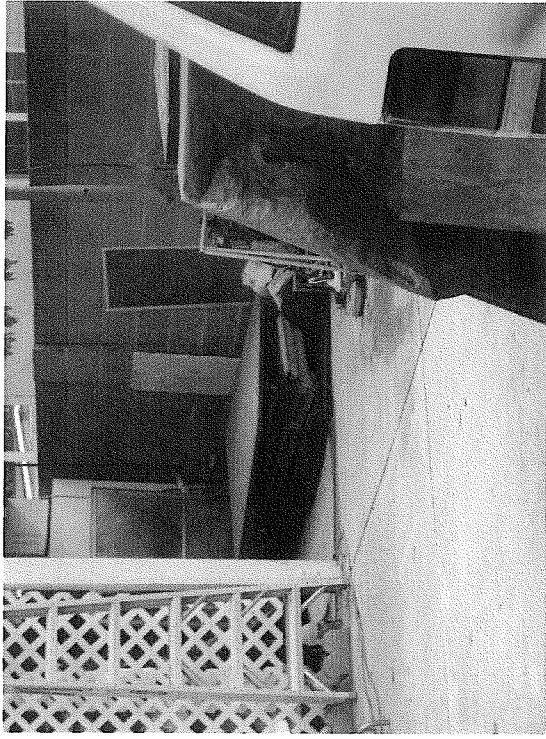
If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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.

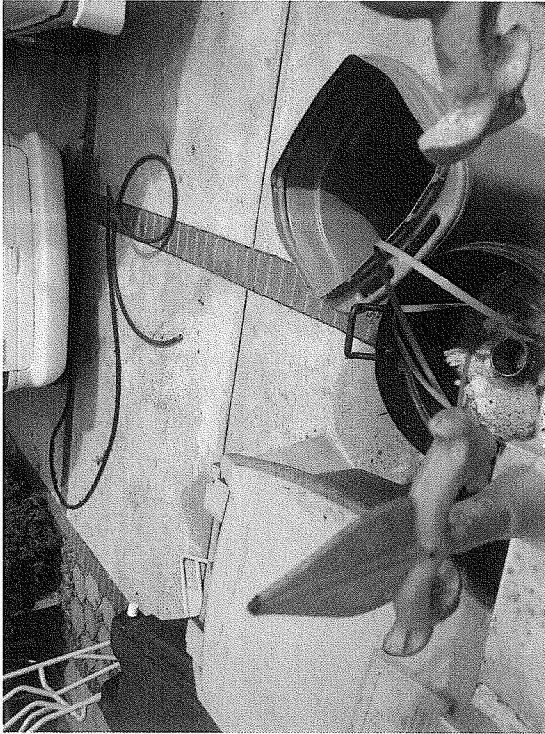
If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

11021 WOODBURY RD
Ralph Hernandez



11021 WOODBURY RD
Ralph Hernandez





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Monday, April 25, 2016

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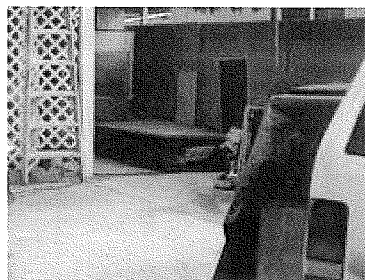
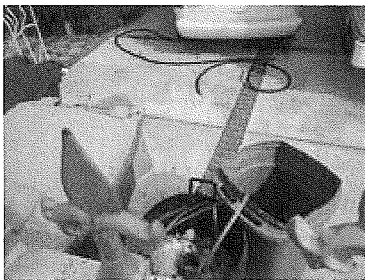
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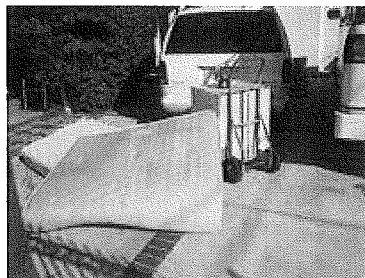
Photos taken on: 04/28/10



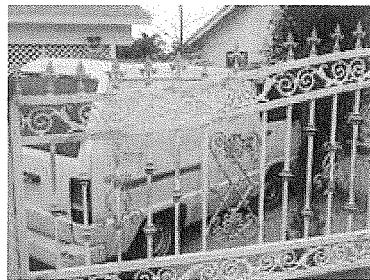
Photos taken on: 04/01/10



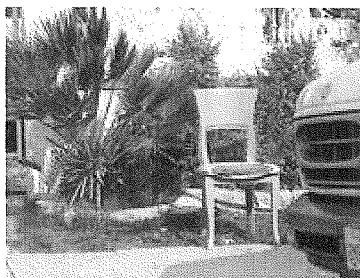
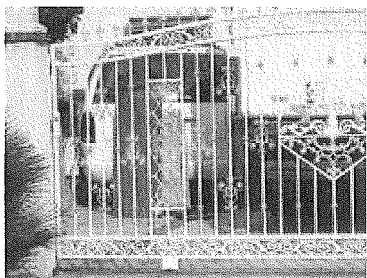
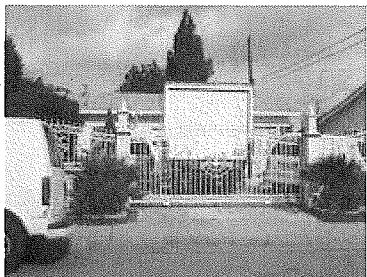
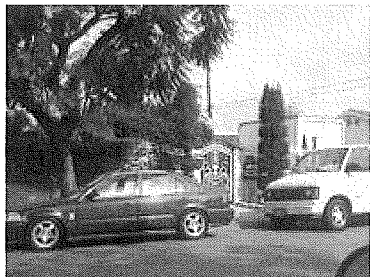
Photos taken on: 03/11/10



Photos taken on: 02/24/10



Photos taken on: 02/04/10



Photos taken on: 01/18/10





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Monday, April 25, 2016

CASE# 143787

11021 WOODBURY RD - R1

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|----------------|--------------------------------|------------------|--------------|-----------------------|--------------------------|----------|
| Created | Bill To | Invoice # | Total | | | |
| 03/11/10 | LE THI NGA | 5190-10-I | \$70.0 | Print | Comments | |
| | Comments: noncompliant | | | | | |
| 04/01/10 | LE THI NGA | 5205-10-I | \$300.0 | Print | Comments | |
| | Comments: no compliance | | | | | |



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Monday, April 25, 2016

CASE# 129015

11021 WOODBURY RD - R1

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|--|-------------|----------------|--------|-----------|----------|----------|
| <p>Reactive Report</p> <p>Inspector: Ed Zaragoza RD# 126</p> <p>Date/Time: 02/28/08 - 12:00 AM N.O.V Date: 02/28/08</p> <p>Reinspection: Closed Date: 03/06/08</p> <p>Referred to N.I.:</p> <p>COMPLAINING PARTIES</p> <p>None.</p> <p>VIOLATION CODE:</p> <p>04.1 Storage of Debris</p> <p>EXPLANATION OF VIOLATION / COMPLAINT:</p> <p>None.</p> <p>PROPERTY / WATER / BUSINESS OWNER INFORMATION:</p> | | | | | | |



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Monday, April 25, 2016

CASE# 117821

11021 WOODBURY RD - R1

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| Report | Inspections | Notice Letters | Photos | Documents | Invoices | Comments |
|---|---------------------|--------------------|---------------------|-----------|----------|----------|
| Reactive Report | | | | | | |
| Inspector: | Ed Zaragoza | RD# | 126 | | | |
| Date/Time: | 03/07/06 - 12:00 AM | N.O.V Date: | | | | |
| Reinspection: | | | Closed Date: | 03/07/06 | | |
| Referred to N.I.: | | | | | | |
| COMPLAINING PARTIES | | | | | | |
| None. | | | | | | |
| VIOLATION CODE: | | | | | | |
| 04.1 Storage of Debris | | | | | | |
| EXPLANATION OF VIOLATION / COMPLAINT: | | | | | | |
| None. | | | | | | |
| PROPERTY / WATER / BUSINESS OWNER INFORMATION: | | | | | | |