

COMPLAINT and INSPECTION REQUEST

COMPLAINT INFORMATION

Location/Address: 13102 Nelson Unit/Suite Number: _____

Business Name: Residence

Nature of Complaint: Converted Garage / Installed outside washer/dryer during night - located in Rear setback - doing washing 9:00 pm - 1:00 am

Previous Attempts to Correct Problem: Verbal (Include Contact Dates) Written Request (Provide Copies)
Neighbor wrote property owner.
01/05/2004 closed

| Property Owner | Occupant/Responsible Party |
|-----------------------------|----------------------------|
| Name: <u>Nina Nguyen</u> | _____ |
| Address: <u>Berry St.</u> | _____ |
| City/St/Zip: <u>Anaheim</u> | _____ |
| Telephone: () _____ | () _____ |

Anonymous ★

Complainant Name: _____
Address: _____
City/St/Zip: _____
Telephone: () _____

Referred By: Code Enf. Housing Auth.
 G.G.F.D. Other Planning

Case/File (M) Number: 20150314
Inspector: DIANE
Date Taken: _____
Form Completed By: EW

Degree/Nature of Hazard: IMMEDIATE
 Public Safety Personal Safety

Signature of Complainant

Date 09/23/15

DISPOSITION

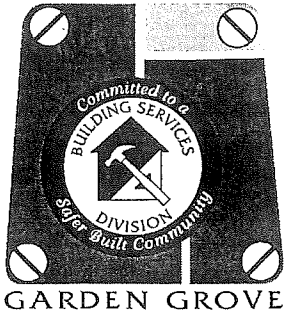
Inspection Date: 9-29-15 Photos Taken: Investigation Report:
(Attach Copy)

Re-Inspection Required: When: 10-12-15 Complaint Closed:
(Schedule Inspection Request)

Comments: GARAGE CONVERSION LEGAL UNDER COUNTY JURISDICTION.

Inspector Signature: Diane Belair





CITY OF GARDEN GROVE
BUILDING SERVICES DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

11222 Acacia Parkway, Garden Grove, California 92840
Office (714) 741-5367 Inspection Requests (714) 741-5332

Inspection Report

Date: 9-29-15 Permit No.: _____

Address: 13102 NELSON

Correction(s) Progress

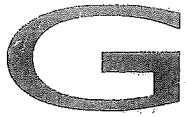
① WASHER/DRYER RELOCATED TO REAR
OF GARAGE IN SETBACK AREA WITHOUT
PLANNING DIVISION APPROVAL, PERMITS
OR INSPECTIONS AND REQUIRES REMOVAL.

Inspector: _____

DIANE B.

(714) 741-5329

PLG-INSR
10-12-15



GARDEN GROVE

CITY OF GARDEN GROVE

10-12-15 APPLIANCES REMOVED

October 13, 2015

Nina Nguyen
13102 Nelson St.
Garden Grove, CA 92843

Dear Property Owner,

Subject: Property Inspection at 13102 Nelson St., Garden Grove, CA 92843

The Community Development Department, Building Services Division, conducts routine inspections and investigates complaints of buildings and structures within the City of Garden Grove so as to assure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health and welfare.

An inspection of your property was conducted on September 29, 2015. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. Plumbing, gas and electrical lines for washer and dryer located behind the garage have been installed without permits and inspections. Remove all unpermitted work back to its source.

We are sending this letter to urge you to take immediate action to correct the items above. By first obtaining the appropriate permits for those items identified with an asterisk (*) above, and our subsequent inspection and documentation of your repair work, we can provide you assurance that your structure will remain safe to occupy. With your assistance and cooperation, it is our hope that we can resolve this situation without having to commence a formal abatement process.

Please note that should a formal abatement process become necessary, State law prescribes certain procedures that may add significantly to your overall costs as a landowner. In addition to the possibility of prosecution in civil or criminal courts, we will be required

to provide a copy of our "Notice and Order"¹ to all affected tenants and lien holders. We may also file the California State Franchise Tax Board's Notice of Non-Compliance that will temporarily stay your tax benefits as a landowner and we will also record a "Notice of Substandard Building" in the Office of the County Recorder. Finally, we will proceed to recover all costs incurred by the City for the abatement action.

It is our intent to avoid the foregoing process and to minimize any unnecessary costs to you. Please take immediate action to complete the repair work required within the prescribed time frame. I am available to answer any questions you may have or to meet with you as necessary to establish the best solution to the items listed above. Should we not receive a response to this request within 20 days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about November 2, 2015.

In conclusion, please contact our office before you begin any repair activity. Our Permit Center staff can assist in answering your questions about the permit process and our building abatement program. They can be reached at (714) 741-5307 and I can be reached at (714) 741-5329. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Bill Tewfik, Building Official

By: Diane Belair
Diane Belair, Building Inspector
Building Abatement Unit

¹ The "Notice and Order" starts the formal abatement process and will be sent only if it is determined that repair work has not been completed in a satisfactory, or timely manner.

