



GARDEN GROVE

CITY OF GARDEN GROVE

June 23, 2016

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. Washer and Dryer have been installed at rear of garage in setback area without Planning Division approval, permits or inspections and requires removal.
2. 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.
3. Pay investigation fee.

NOTE: We may conduct periodic inspections to verify compliance. Should we not receive compliance by July 11, 2016, a Lien on the property title may be recorded with the County Recorder's office.

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 **10** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about July 11, 2016.

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.



GARDEN GROVE

CITY OF GARDEN GROVE

July 12, 2016

CERTIFIED MAIL

Nina Nguyen
13102 Nelson St.
Garden Grove, CA 92843

Subject: 13102 Nelson St., Garden Grove, CA 92843

Dear Property Owner,

Ordinance No. 2749, Chapter 22 of Title 1, as adopted by the City of Garden Grove, allows for the issuance of administrative citations and fines for violations of the Municipal Code.

As such, we are extending an opportunity to you to correct the items listed below and identified in the Letter of Corrections mailed to you on September 29, 2015 before citations are issued.

Corrections:

- Washer and Dryer have been installed at rear of garage without Planning Division approval, permits or inspections and requires removal.
- 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 requesting that you take immediate action to clear the violations. Should we not receive compliance by July 20, 2016, a formal abatement process or the possibility of civil prosecution may become necessary. A Lien on the property title may be recorded with the County Recorder's office.

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call Diane Belair at (714) 741-5329 or our permit section at (714) 741-5307. 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



CITY OF GARDEN GROVE

July 12, 2016

CERTIFIED MAIL

Nina Nguyen
9039 Bolsa Ave #311
Westminster, CA 92683

Subject: 13102 Nelson St., Garden Grove, CA 92843

Dear Property Owner,

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Sincerely,
Community Development Department
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