



CITY OF GARDEN GROVE

November 2, 2015

CERTIFIED

*MAILED -
"CERTIFIED"
"FIRST CLASS"*

Nam Neil Hoang
11571 Dorada Ave.
Garden Grove, CA 92840

Subject: Building Code Violations at 11571 Dorada Ave., Garden Grove CA

Dear Mr. Hoang,

As a result of your failure to comply with requests to make corrections to your property as identified in the Notice an Order mailed to you on July 29, 2015, I have recorded a "Notice of Substandard Building" with the County Recorders office. Furthermore, I will refer this case to the City Attorney's office for criminal prosecution seven-days (7) from the date of this letter if plans are not summited or demolition permits are not obtained to correct the violations.

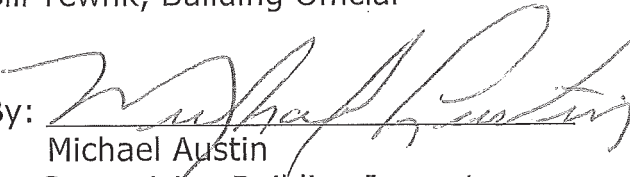
1. *A complaint (with photos) has been received from a previous tenant about the above listed property indicating the SFR has been converted to a duplex with an additional kitchen built without Planning division approvals, permits or inspections. Submit plans, obtain approvals, permits and inspections or obtain demolition permits, remove the extra kitchen and restore the dwelling back to a single-family residence as permitted. Call for inspections. 2013 CRC, R105.1, R113.1, 2012 IPMC, 108.1.3, 108.1.4.
2. A "Land Use Restriction" was recorded with the County Recorder's office May 05, 2006. The Notice (City file #4609) was specific to state that the OWNER declares that the property described shall be constructed and remain as such: Item three (#3.) Paragraph two (2) ; the two-story dwelling consists of seven bedrooms, one living room, one family room, one office, one kitchen, five bathrooms, and a dining area. Obtains permits and restore the dwelling back to its permitted condition and use.

November 2, 2015
11571 Dorada Ave
Page 2

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call Michael Austin at (714) 741-5172 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: 
Michael Austin
Supervising Building Inspector

Recording Requested by:
Michael Austin

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

2015000588369 8:41 am 11/16/15

7 410 N30 1

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

EXEMPT FROM RECORDING
FEE 6103

When recorded mail to:
City of Garden Grove
Building Services Division
11222 Acacia Parkway
Garden Grove, CA 92840



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

"NOTICE OF SUBSTANDARD BUILDING"
PURSUANT TO SECTION 106.3
November 2, 2015

TT
HP
NK

Pursuant to the provisions of Section 106.3 of the International Property Maintenance Code, 2012 Edition, as adopted by the City Council by Ordinance 2835 dated November 26, 2013, the following described property contains a substandard building and the owner as listed on the last tax assessment roll, one, Nam Neil Hoang has been notified of said conditions and has failed to bring the property into compliance within the time specified therein and has failed to file an appeal from the time allowed pursuant to the provisions of the above described code:

Lot 38 Tract No. 1654, APN 090-312-21 as recorded in Book 90, Page(s) 31 of Miscellaneous Maps in the Office of the County Recorder of County of Orange, State of California.

Also known as 11571 Dorada Ave., Garden Grove, California

CITY OF GARDEN GROVE
DEPARTMENT OF COMMUNITY DEVELOPMENT



BILL TEWFIK
BUILDING OFFICIAL

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

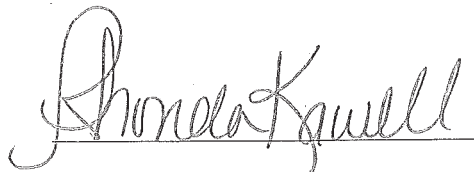
STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS
Rhonda Kawell

On Nov. 2, 2015 before me, ~~Allison Mills~~, Notary Public, personally appeared, Bill Tewfik, Acting Building Official, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

This is to certify that this document covers City Business within the meaning of Section 6103 of the Government Code.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

1 STATE OF CALIFORNIA, COUNTY OF ORANGE

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

4 On November 2, 2015 I served the foregoing document(s) described as

5 "1: 7-Day Notice of Violation, 2: SSB recording copy"

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

8 Nam Neil Hoang, 11571 Dorada Ave. Garden Grove. CA 92840

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

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

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

24 **(BY PERSONAL SERVICE)** I hand delivered and posted the documents at the address listed.

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

27 Executed on November 2, 2015 at Garden Grove, California.

28 
Michael Austin

Supervising Building Inspector



CITY OF GARDEN GROVE

July 29, 2015,

*MAILED: CERTIFIED
&
FIRST CLASS*

CERTIFIED MAIL

Nam Neil Hoang
11571 Dorada Ave
Garden Grove, CA 92840

RE: Notice and Order of Building Official to Repair Substandard Building
Location: 11571 Dorada Ave. Garden Grove, CA 92840

Name of Owner(s) of Record: Nam Neil Hoang
Address of Record Owner(s): 11571 Dorada Ave.
Garden Grove, CA 92840

The Community Development Department, Building Services Division makes routine inspections of buildings and structures within the City of Garden Grove that seek to ensure 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, safety and welfare.

An inspection of the property at 11571 Dorada Ave., which our records indicate is owned or controlled by you, was made on or about March 19, 2013, by the City of Garden Grove, Building Services Division. This inspection disclosed that violations of the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, International Property Maintenance Code, and the Garden Grove Municipal Code, exist to such an extent that the building or structure endangers the public health, safety and welfare.

~~THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT March 19, 2013, AT THE SUBJECT PROPERTY AND MUST BE REPAIRED, REPLACED OR REMOVED AS APPROPRIATE TO BRING THE STRUCTURE INTO COMPLIANCE WITH THE ABOVE REFERENCED CODES. PERMITS MUST BE ISSUED FOR THOSE ITEMS NOTED WITH AN ASTERISK (*).~~

1. *A complaint (with photos) has been received from a previous tenant about the above listed property indicating the SFR has been converted to a duplex with an additional kitchen built without Planning division approvals, permits or inspections. Submit plans, obtain approvals, permits and inspections or obtain demolition permits, remove the extra kitchen and restore the dwelling back to a single-family residence as permitted. Call for inspections. 2013 CRC, R105.1, R113.1, 2012 IPMC, 108.1.3, 108.1.4.

2. A "Land Use Restriction" was recorded with the County Recorder's office May 05, 2006. The Notice (City file #4609) was specific to state that the OWNER declares that the property described shall be constructed and remain as such: Item three (#3.) Paragraph two (2) ; the two-story dwelling consists of seven bedrooms, one living room, one family room, one office, one kitchen, five bathrooms, and a dining area. Obtains permits and restore the dwelling back to its permitted condition and use.

The conditions listed above have been found to create a hazard to life, limb, health, property, safety or welfare of the public and occupants thereof and are hereby declared to be dangerous and a public nuisance in accordance with HSC 17920.3 AND IPMC Sec 108 respectively.

YOU ARE ORDERED TO:

REPAIR/RESTORE: If you should choose to abate by repair, construction plans for the above listed violations shall be prepared, stamped and submitted by a licensed architect or engineer and permits obtained by August 31, 2015.

Permits shall be obtained for those corrections noted with an asterisk (*) above and repair work of all corrections shall commence not later than 30-days from the date of this notice. Repair work shall continue to progress in a timely manner, be completed and all inspections approved by this office not later than 5:00 PM, September 30, 2015. Permits may be obtained at the Permit Center, located on the first floor of the City Hall. Our counter personnel are available to assist you.

Repair work not commenced within the time specified may result in the following actions:

- The Building Official may order the building vacated and posted to prevent further occupancy until the repair work is completed.
- The Building Official may proceed to cause the work to be done and charge the costs thereof against the property or the owner.

DEMOLISH: The alterations may be demolished at the owner's option. As such, a demolition permit shall be obtained by August 29, 2015. All demolition work shall be completed and inspection approved not later than 60-days from the date of this notice. Such demolition shall include removal of all associated framing, debris, etc., and the proper termination of all utility, electrical, water and sanitation lines serving the structures.

PROCEDURE AND CONSEQUENCES FOR NONCOMPLIANCE: Should the deadlines above expire, we will conduct a reinspection of the property on or about the date of expiration established above. If it is determined that the above substandard conditions, or any portion thereof, continue to exist, we will have no choice but to proceed with the following:

1. The matter may be sent to the City Attorney's office for criminal prosecution. Each day of violation may constitute a separate misdemeanor, the penalty for which is \$500 and a maximum of six (6) months in jail for each violation. Reference GGMC §1.04.010.
2. The Building Official may file a "Certificate of Dangerous Building" with County Recorder, which certifies that the property is substandard. NOTE: A check for \$11.00, made payable to the Orange County Recorders Office, must be provided to the Building Service Division after completion and inspection approval of the substandard conditions, in order to release this certificate.
3. In accordance with State law, the City will file a "Notice of Noncompliance" (on substandard rental housing and/or on vacant structures) with the State Franchise Tax Board and the Orange County Recorder's office. Such Notice may result in the denial of State income tax deductions claimed for interest, taxes, depreciation or amortization paid or income in the taxable year with respect to such substandard rental housing.
4. Civil Abatement: In addition to the aforementioned consequences, the building official may commence civil abatement proceedings against you. The purpose of this action is to cause the repair of the building. Through a civil abatement action, among other remedies the City may seek to permanently enjoin you from maintaining the property in a substandard condition; the City may seek to obtain an order compelling you to provide or pay relocation benefits to each tenant displaced during the repair of the building; and, the City may seek to obtain an order requiring you to pay all reasonable and actual costs incurred by the City in conjunction with the action, including but not limited to attorneys fees and costs, and the issuance of an Administrative Citation with a fine of up to \$1000. (California Health and Safety Code section 17980.7).

This letter constitutes your notice and order to repair the building at 11571 Dorada Ave. All necessary permits shall be obtained and repairs completed as specified above.

You may appeal this Notice and Order to the Garden Grove Administrative Board of Appeals by filing a written appeal within twenty (20) days of the

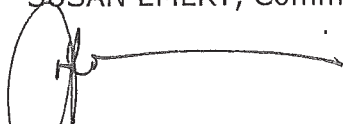
date of this notice and order. Forms for appeal may be obtained from the City Clerk's Office in the City Hall. Failure to appeal shall constitute a waiver of any and all rights.

Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

We sincerely solicit your cooperation in correcting these substandard conditions. If we can provide further information or assistance, please contact Supervising Building Inspector Michael Austin at (714) 741-5172 or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community Development Department
SUSAN EMERY, Community Development Director



Bill Tewfik
Building Official

INSPECTION C13-0007
