

April 17, 2017

CERTIFIED

**Luong Kathy Trang Uyen**  
**9200 Westminster Blvd. #64**  
**Westminster, CA, 92683**

Dear Owner,

Subject: **Property Inspection at 10051 Emerson Ave. Garden Grove**

The Community and Economic 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 **(April 13, 2017)**. 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. \*House has been converted to a multi-family residence without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits and inspections or obtain a demolition permit and restore the residence back to its original permitted condition and use. Call for inspections.
2. Two car garage is converted to 2nd unit without approvals, permits, or inspections. Submit plans, obtain approvals, permits, and inspections, or obtain a demolition permit and remove all drywall, interior walls, and remove and cap off at the source all electrical, plumbing, and restore garage back to its permitted condition and use. Garage door shall be operable and allow passage of two vehicles.
3. Shed has been built and converted to living space without approvals, permits, or inspections. Obtain demolition permits and remove and cap off at the source all electrical, plumbing, and remove shed.
4. Two patio covers and one with a kitchen was built without approvals, permits, or inspections. Submit plans, obtain approvals, permits, and inspections, or obtain demolition permits and remove

11222 Acacia Parkway P.O.Box 3070 Garden Grove, CA 92842

[www.ci.garden-grove.ca.us](http://www.ci.garden-grove.ca.us)

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and cap off at the source all electrical, plumbing, and remove kitchen and patio cover.

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<sup>1</sup>" 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 **30** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about (May 17, 2017).

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) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community and Economic Development Department  
Reggie Meigs, Interim Building Official

By: 

Jayme Ahlo, Building Inspector

<sup>1</sup> 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.

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**STATE OF CALIFORNIA, COUNTY OF ORANGE**

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

On April 17, 2016 I served the foregoing document(s) described as

**"Notice of Violation"**

- by placing
- The original      A true copy thereof enclosed in sealed envelopes addressed as follows:

**Luong Kathy Trang Uyen, 9200 Westminster Blvd. #64, Westminster, CA, 92683**

**(BY MAIL, Certified or First Class)** I placed said envelope(s) for collection and mailing, following ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and addressed as shown above, for deposit in the United States Postal Service. I am 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.

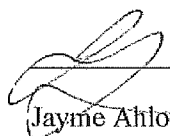
**(BY OVERNIGHT DELIVERY)** I placed said documents in envelope(s) for collection following ordinary business practices, at the business offices of the CITY OF GARDEN GROVE, and addressed as shown above, for collection and delivery to a courier authorized by (fill in - Federal Express/UPS/USPS) to receive said documents, with delivery fees provided for. I am readily familiar with the practices of 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.

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

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

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

Executed on April 17, 2016 at Garden Grove, California.

  
\_\_\_\_\_  
Jaymie Ahlo

Building Inspector