



CITY OF GARDEN GROVE

May 22, 2017

CERTIFIED

Paul Nguyen
8191 Johnston Rd.
Anaheim, CA, 92804

Dear Mr. Nguyen,

Subject: **Property Inspection at 10552 Trask 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 **(May 19, 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. *Electrical was added without approvals, permits, or inspections. Submit plans, obtain approvals, permits and inspections, or obtain a demolition permit and remove and cap off at the source all added electrical and restore back to its original intent and use.
2. *Eight AC Units were installed without permits. Obtain approvals, permits, and inspections. Or obtain a demolition permit and remove AC units.
3. *2nd floor has been added without approvals, permits, or inspections. Submit plans, obtain approval, permits, and inspections. Or obtain a demolition permit and remove 2nd floor and stairs.
4. *Bathroom was added to unpermitted 2nd floor without approvals, permits, or inspections. Obtain approvals, permits, and inspections. Or obtain a demolition permit and remove bathroom. All plumbing must be capped off at the source.

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

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5. *Building has been divided and walls have been added without approvals, permits, or inspections. Obtains approval, permits and inspections. Or obtain a demolition permit and remove all added walls and restore building back to its original intent and use.
6. *Roof has damage and hole in it from the removal of the line sets for the AC units. Obtain permits, inspections, and repair all roof damage.

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 **30** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about (June 20, 2017).

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.

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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