

Recording Requested by:
Jayne Ahlo

**EXEMPT FROM RECORDING
FEE 6103**

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



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

"NOTICE OF NON-COMPLIANCE (for Buildings, Structures, or Premises Deemed Substandard, Hazardous, or that are the Subject of Nuisance Abatement Proceedings)"
May 1, 2017

Notice is hereby given that pursuant to section 106.3 of the International Property Maintenance Code, 2015 Edition, as adopted by Garden Grove Municipal Code section 18.04.010, the City of Garden Grove, through its authorized representatives, has determined that the building(s), structure(s) and/or premises, including any portions thereof, located at the real property described below, are hazardous, substandard, and/or constitute a nuisance as defined by the Garden Grove Municipal Code and its adopted building and property maintenance standards. The owner of said property, Binh Minh, who was identified by searching the most recent tax assessment roll of the Orange County Assessor's office, has been notified of the hazardous, substandard, and/or nuisance conditions and has being red tag vacate unsafe to occupy. The hazardous, substandard and/or nuisance conditions that exist on the Property are:

House has been converted to multifamily with four units, kitchens and bathrooms with unsafe electrical, plumbing, mechanical and substandard conditions rats, mold damage and no heat or hot water. Garage has been converted to a second unit with kitchen and bathroom.

Lot 16 Tract No. 2404, APN 132-483-17 as recorded in Book 134, Page 48 of Miscellaneous Maps in the Office of the County Recorder of County of Orange, State of California. Also known as 8681 Chapman Ave., Garden Grove, CA 92841

CITY OF GARDEN GROVE
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



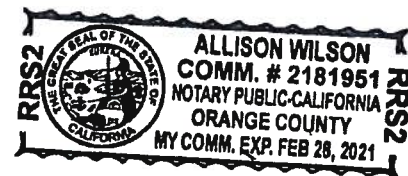
Lisa Kim, Director

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

On May 1, 2017 before me, Allison Wilson, Notary Public, personally appeared, Lisa Kim, CEDD Director, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

This 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.

Allison Wilson

April 24, 2017

CERTIFIED MAIL

Binh Minh
8681 Chapman Ave.
Garden Grove, CA 92841

RE: Notice and Order of Building Official to Repair Substandard Building
Location: 8681 Chapman Ave.

Name of Owner(s) of Record: Binh Minh
Address of Record Owner(s): 8681 Chapman Ave.
Garden Grove, CA 92841

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 8681 Chapman Ave., which our records indicate is owned or controlled by you, was made on or about April 20, 2017 by the City of Garden Grove, Building Services Division. This inspection disclosed that violations of the California Residential Code, and the Garden Grove Municipal Code.

THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT April 20, 2017 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 (*).

This Notice may be revised at a later date to reflect more accurate conditions and corrections due to the fact that at the time of the inspection areas were either not available or access was denied by occupants and/or property owners.

1. *A four-bedroom, two bath single family residence has been subdivide into four separate units without Planning Division approval, permits or inspections. (1-bedroom, kitchen, bathroom, living area each) Submit plans, obtain approvals, permits and inspections or obtain a demolition permit and restore the dwelling

back to its original permitted condition and use. Remove all electrical and plumbing associated with the conversion capped off at their source. Health and Safety code section; Substandard Building: sec.17920.3, 2015 IPMC sec. 108.1, 108.1.3, 108.1.4, 109.1, 302.1, 302.4, 302.5, 305.1, 309.1, 602.2, 604.3, CRC Section 106.1 Submittal documents, CRC Section R113.4 Violation penalties, CRC Section R303.9 Required heating, CRC Section R314 Smoke alarm, CRC Section R315 Carbon monoxide alarms, CRC Section R318.1 Subterranean termite control methods, CPC Section 504.0 Water heater requirements, CEC Section 210.70 Lighting outlets required.

2. *The two-car detached garage has been converted to separate unit without Planning Division approval, permits or inspections. (Bedroom, kitchen, bathroom, living area) Submit plans, obtain approvals, permits and inspections or obtain a demolition permit and restore the garage back to its original permitted condition and use. Remove all electrical and plumbing associated with the conversion capped off at their source. The garage door shall be operable and allow for the passage of two vehicles. CRC Section 106.1 Submittal documents, CRC Section R113.4 Violation penalties, CRC Section R303.9 Required heating, CRC Section R314 Smoke alarm, CRC Section R315 Carbon monoxide alarms, CRC Section R318.1 Subterranean termite control methods.
3. *Various electrical installations of switches, outlets, and appliances were installed without permits or inspections. Obtain an electrical permit and repair/replace all non-working outlets, switches, fixtures or connections. All electrical installations on both dwelling either interior or exterior shall be inspected and fully operational. Call for inspections. 2016 CEC 210.70 Lighting outlets required, 110.14 Electrical connections, 89.108.4 Permits, Fees, Applications and inspections.
4. *The wall furnace has been disabled and "red tagged" by the Gas company. The dwelling shall be supplied with an approved heating appliance capable of heating each habitable room to a temperature of at least 68 degrees. Call for inspections. CRC Section R303.9 Required heating.
5. *The water heater has been installed without permits or inspections. The dwelling shall have hot and cold water piped to all approved fixtures. Obtain permits and install the water heater in an approved manner. All fixtures are to be inspected and verified to deliver appropriate water. Call for inspections. 2016 CPC Section 1.8.4 Permits, Fees, Applications, and Inspections.

6. The landscape has overgrown to the point of creating a harborage for rats as evidenced by massive amount of rodent droppings. Landscape maintenance shall include the removal of dead, decayed, diseased or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement or maintenance of all overgrown vegetation or debris removal. 2015 IPMC Section 302 Exterior Property Areas, 302.5 Rodent harborage.

YOU ARE ORDERED TO:

VACATE: The building or structure, or portion thereof, more commonly referred to as 8681 Chapman Ave, shall be vacated no later than 5:00 PM, Thursday, April 27, 2017. The building or structure shall be secured so as to prevent any occupancy and/or trespassing by any persons until all demolition activity is complete and final inspection is approved. The structure has been posted "Vacate - Do Not Enter."

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 May 24, 2017.

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, Monday, June 26, 2017. 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: Should you choose to remove the non-permitted structures/alterations, a demolition permit shall be issued not later than 5:00 PM, Thursday, June 8, 2017, and all demolition work shall be completed and inspection approved not later than 30 days after the issuance of the demolition permit. Such demolition shall include removal of the building or structure, debris, etc., and the proper termination of all utility, water and

sanitation lines serving the building or structure. The demolition permit may be obtained at the Permit Center, located on the first floor of City Hall. Our counter personnel are available to assist you.

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 8681 Chapman 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 (Jayme Ahlo) at (714-741-5338) or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community Development Department
Lisa Kim, Community Development Director

INSPECTION #20170102

c: (Lienholder(s)) Binh Minh LLC