



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

Community Development Department

Code Enforcement Division

Complaint and Inspection Report

CASE# 172157

11431 MARIN WAY - R1

Reactive Report

Inspector: Rita Cramer **RD#** 122

Date/Time: 06/27/17 - 03:32 PM **N.O.V Date:** 06/30/17

Reinspection: **Closed Date:**

Referred to N.I.:

COMPLAINING PARTIES

Name: **Phone:**

Address:

VIOLATION CODE:

18 Commercial / Industrial Miscellaneous

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

From : : TWO (OR THREE) QUICK OBSERVATIONS To : 'Rita Cramer'
Tue, Jun 27, 2017 09:37 AM 1. The 'yard trash' at 11432 Marin Way is now gone. Yeah! 2. The garbage cans are still being placed in front of the garage door, in plain view of the street. Very unsightly. 3. I am convinced that the house at 11431 Marin is a short-term rental. Car in the driveway with Texas tags from last Thursday until yesterday morning, big black Chevy Suburban with New York tags in driveway today. Between departures and arrivals, people came by and cleaned the house (or so it appeared). More updates as they become available.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: MINH A NGUYEN / LY K LE **Phone** ^{New Owner per Realquest} # 05-11-17

Address: 24151 AMURRO DR, MISSION VIEJO, CA 92691-4201

Property Owner: CHILDREN FUTURE **Phone** #old 05-05-17
DEVELOPMENT GROUP LLC

Address: P O BOX 11515 , WESTMINSTER,CA 92685-1515

Water Account#: 290089086

Name: MINH NGUYEN

Phone

Address: 24151 AMURRO DR, MISSION VIEJO, CA 92691-4201

Inspection Report

09/26/17 - 03:49 PM

Rita Cramer

White Lexus SUV backed into the driveway as described by the CP. Front license plate of _____ attempted to make contact at the residence and rang the doorbell twice and knocked on the door there was no answer at the door and I heard no sounds coming from inside the residence.

09/22/17 - 02:32 PM

Rita Cramer

No vehicles parked in the driveway or on the street in front of this residence.

09/08/17 - 09:16 AM

Rita Cramer

I have been unable to upload photos received from the CP of the vehicles. Also, due to the angle and location of the camera on their property, I cannot actually see (on the photos provided) the vehicle's license plate or make of the vehicle as it is 30-40 feet away.

09/08/17 - 09:14 AM

Rita Cramer

From : _____ Subject : NEW RENTER (POSSIBLY) - 11431 MARIN WAY To : 'Rita Cramer' Fri, Sep 01, 2017 11:43 AM Attachment1 attachment Good morning, Here is one more photo for your archives. Taken with my security cameras. This is apparently another renter for the illegal STR across the street at 11431 Marin Way. Tag number is _____. Vehicle is a white Mazda CX-S(?). These occupants showed up sometime after 10:30. If you need an exact time, I am sure I could find it. Have a great weekend and enjoy your holiday. We are going to Montana for about ten days.

08/28/17 - 07:28 AM

Rita Cramer

Here is another one for your file. Walked into my kitchen late Sunday morning and noticed this black Chevy truck backed into the driveway of 11431 Marin Way. I believe (but do not know for a fact) that this truck belongs to the owner of the house. He usually shows up between guests at this illegal STR. Tag number on this vehicle is _____. (CA).

08/14/17 - 12:55 PM

Rita Cramer

No vehicles parked in the driveway or on the street in front of this residence.

07/31/17 - 11:24 AM

Rita Cramer

Gray Hyundai Tucson parked in the driveway with no rear license plate. White paper in rear window with black print on it which read Aug-28-17 _____ Gray Mitsubishi Outlander with rear CA license plate _____

07/12/17 - 02:57 PM

Rita Cramer

No vehicles parked in the driveway. No visible violations

07/11/17 - 08:52 AM

Rita Cramer

From : _____ Subject : FYI To : ritac@ci.garden-grove.ca.us Mon, Jul 10, 2017 10:38 AM 1. For reasons that are beyond me, the residents at 11422 Marin Way placed ALL of their garbage containers on the street sometime Saturday morning, and they stayed there all weekend. They either (a) do not understand the simple rules pertaining to these containers, or (b) do not care. Either way, I am personally getting tired of this

continual eye sore. 2. For the past week there have been between 18 and 20 people, mostly teenagers, staying at the Airbnb house across the street from us (11431 Marin Way). This is also ridiculous. 3. Is it possible for you to send me a link to the pertinent City of Garden Grove laws or codes that govern short term housing? Thanks for all your help.

06/30/17 - 02:59 PM

Rita Cramer

Sent 1st NOV.

06/30/17 - 11:54 AM

Rita Cramer

Black Lincoln Navigator parked in the driveway with California license plate Overhead garage door was open, washer and on the Yesterday afternoon I checked redfin.com and found a listing for this property which was sold in May of this year which showed photos which seemed to match those of the listing on the Airbnb website of the interior of the residence and the exterior back patio area. (see attached document: AirBnB listing)

06/29/17 - 03:30 PM

Rita Cramer

From : Subject : LISTING ON AIRBNB FOR 11431 MARIN WAY To : ritac@ci.garden-grove.ca.us Thu, Jun 29, 2017 11:34 AM Ms. Cramer, Yesterday, I spoke with a young lady who was/is staying at this location. She told me this house is listed on AIRBNB, and I found it. She also told me they were paying \$2,000.00 per week. The ad also states that this house sleeps FIFTEEN people. At \$8,000 per month, assuming a bed tax rate of 14% in Garden Grove, that is \$1,120.00 per month that is not being paid into local government coffers for such things as police, fire, trash, paramedics, etc. And, I wonder if this owner is paying Federal and state income tax on this money. Based on what you told me, this is illegal, and this has to stop. Link for listing:
<https://www.airbnb.com/rooms/19252146?guests=4&adults=4&location=Garden%20Grove%2C%2>
Thank you very much. PS: For my search, I specified Garden Grove, four adults and a one week rental. This was returned as one of the results, in case the link above does not work.

06/27/17 - 03:39 PM

Rita Cramer

As there were two names listed under the property owner, one a LLC the other an individual, I ran a Realquest Report. Property was recently sold, property owner information as follows: Property Detail Report For Property Located At : 11431 MARIN WAY, GARDEN GROVE, CA 92840-2327 Owner Information Photos Available (04/05/2017) Owner Name: NGUYEN MINH A/LE LY K Mailing Address: 24151 AMURRO DR, MISSION VIEJO CA 92691-4201 C011 Vesting Codes: HW / / CP Location Information Legal Description: N-TRACT: 2309 BLOCK: LOT: 89 County: ORANGE, CA APN: 090-511-11 Census Tract / Block: 883.02 / 1 Alternate APN: Township-Range-Sect: Subdivision: Legal Book/Page: Map Reference: 16-B2 / Legal Lot: 89 Tract #: 2309 Legal Block: School District: GARDEN GROVE Market Area: 64 School District Name: GARDEN GROVE Neighbor Code: Munic/Township: Owner Transfer Information Recording/Sale Date: / Deed Type: Sale Price: 1st Mtg Document #: Document #: Last Market Sale Information Recording/Sale Date: 05/11/2017 / 05/05/2017 1st Mtg Amount/Type: \$440,000 / CONV Sale Price: \$640,000 1st Mtg Int. Rate/Type: / Sale Type: FULL 1st Mtg Document #: 193282 Document #: 193281 2nd Mtg Amount/Type: / Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / Transfer Document #: Price Per SqFt: \$287.38 New Construction: Y Multi/Split Sale: Title

Company: FIRST AMERICAN TITLE Lender: SIERRA PACIFIC MTG CO Seller Name:
CHILDREN FUTURE DEV GROUP LLC Prior Sale Information Prior Rec/Sale Date:
02/03/2010 / 02/03/2010 Prior Lender: Prior Sale Price: \$450,000 Prior 1st Mtg
Amt/Type: / Prior Doc Number: 55597 Prior 1st Mtg Rate/Type: / Prior Deed Type:
GRANT DEED