



Address or Case #:

11402 fredrick dr


[Advanced Search](#)

There is at least one open case at this address.

Case#	Address	RD	Officer	Recv On	Viol.	NOV On	Closed On
<a href="#">178551</a>	11402 FREDRICK DR	123	Roque	03/06/19			
<a href="#">178476</a>	11402 FREDRICK DR	123	Roque	03/04/19			
<a href="#">176725</a>	11402 FREDRICK DR	123	Cramer	08/24/18			08/30/18
<a href="#">172234</a>	11402 FREDRICK DR	123	Cramer	07/03/17	04.1,04....	01/24/19	
<a href="#">164177</a>	11402 FREDRICK DR	123	Cramer	03/26/15	07.1,07....	10/26/15	07/03/17
<a href="#">163289</a>	11402 FREDRICK DR	123	Cramer	01/02/15	04.1,07....	01/07/15	03/19/15
<a href="#">161728</a>	11402 FREDRICK DR	123	Cramer	06/16/14	04.1,07....	07/07/14	07/02/14
<a href="#">128694</a>	11402 FREDRICK DR	123	Hernandez	02/14/08	02		04/15/08
<a href="#">128695</a>	11402 FREDRICK DR	123	Hernandez	02/14/08	05		04/15/08
<a href="#">128133</a>	11402 FREDRICK DR	123	Hernandez	01/24/08	10.1		04/15/08
<a href="#">128132</a>	11402 FREDRICK DR	123	Hernandez	01/24/08	07.9		04/15/08
<a href="#">128130</a>	11402 FREDRICK DR	123	Hernandez	01/24/08	04.1		04/15/08
<a href="#">125022</a>	11402 FREDRICK DR	123	Hernandez	07/24/07	04.1		08/06/07



# 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# 178551**

11402 FREDRICK DR - LDR

Reactive Report

**Inspector:** Pete Roque **RD#** 123

**Date/Time:** 03/06/19 - 09:03 AM **N.O.V Date:**

**Reinspection:** **Closed Date:**

**Referred to N.I.:**

### COMPLAINING PARTIES

**Name:** **Phone:**

### VIOLATION CODE:

None.

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

This house is empty and a mess. Overgrown and unkept. I saw 5 cats hiding in the front.  
(Web)

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# 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# 178476**

**11402 FREDRICK DR - LDR**

Reactive Report

**Inspector:** Pete Roque **RD#** 123

**Date/Time:** 03/04/19 - 08:01 AM **N.O.V Date:**  
**Reinspection:** **Closed Date:**  
**Referred to N.I.:**

## COMPLAINING PARTIES

**Name:** Phone:

## VIOLATION CODE:

None.

## CITATIONS

None.

## EXPLANATION OF VIOLATION / COMPLAINT:

Papers, trash, cat feeding dishes and food ...feral cats as well as coyotes, possums, raccoons, rats eating food. House is vacant but transit people going in side yard and dont come out. Mesquites and knats when weather warms up. (Web)

## PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# 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# 176725**

**11402 FREDRICK DR - LDR**

Reactive Report

**Inspector:** Rita Cramer **RD#** 123

**Date/Time:** 08/24/18 - 03:54 PM **N.O.V Date:**

**Reinspection:** **Closed Date:** 08/30/18

**Referred to N.I.:**

## COMPLAINING PARTIES

**Name:** , **Phone:** -

## VIOLATION CODE:

None.

## CITATIONS

None.

## EXPLANATION OF VIOLATION / COMPLAINT:

House is vacant and has a pool. Anyone can just walk right in.

## PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 176725

Actions: [Re-open](#) | [Print](#) | [PDF](#)

## 11402 FREDRICK DR - LDR

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- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments**

[+ Add](#)

**08/30/18 - 11:06 AM**

**Pete Roque**

Duplicate case. closing.

**08/27/18 - 08:25 AM**

**Rita Cramer**

From : Rita Cramer Subject : Re: 11402 Fredrick Dr. - partial re-roof/debris/overgrown/unpainted bldg/dilapidated fencing To : Pete Roque Mon, Aug 27, 2018 08:25 AM Pete, Per our discussion on case status, I checked with Diane on this. She said there has been no movement on it, she sent a letter in June and has not heard back. There is no record of the owner applying for a permit. (I saw the same on PIP before emailing Mike on it as well). So, this was not news. This is all the information I have. I would like to move forward with re-inspection fees and the series of escalating administrative citations every two weeks to the property owner (in Las Vegas) as prior invoices have generally spurred a response, at a minimum. Thank you, Rita Cramer Code Enforcement Officer City of Garden Grove 714-741-5355 ritac@ci.garden-grove.ca.us ----- Original Message ----- From: "Michael Austin" To: "Rita Cramer" Cc: "Pete Roque" , "Diane Belair" Sent: Tuesday, August 21, 2018 4:19:47 PM Subject: Re: 11402 Fredrick Dr. - partial re-roof Rita, please see Diane on this case. You can also see the status on PIP. Thanks, Michael Austin Supervising Building Inspector Building & Safety Division Community and Economic Development Department (714) 741-5172 ----- Original Message ----- From: "Rita Cramer" To: "michaela" Cc: "Pete Roque" Sent: Tuesday, August 21, 2018 4:15:19 PM Subject: 11402 Fredrick Dr. - partial re-roof Hi Mike, I turned a portion of this case over for non-permitted construction. (partial construction for a re-roof) Could you please email me the status before we move further with the Code case? Thanks, Rita Cramer Code Enforcement Officer City of Garden Grove 714-741-5355 ritac@ci.garden-grove.ca.us



## CASE# 172234

Actions: [Close Case](#) | [Print](#) | [PDF](#)

## 11402 FREDRICK DR - LDR

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments

Reactive Report

[Edit](#)

**Inspector:** Rita Cramer **RD#** 123

**Date/Time:** 07/03/17 - 07:45 AM **N.O.V Date:** 01/24/19

**Reinspection:** Timestamp now **Closed Date:**

**Referred to N.I.:**

### COMPLAINING PARTIES

**Name:** **Phone:**

**Address:** not given

**Name:** **Phone:**

**Address:**

### VIOLATION CODE:

- 04.1 Storage of Debris
- 04.3 Parking on the right-of-way
- 04.4 Vegetation in Public Right-of-Way
- 07.1 Overgrown Vegetation
- 07.6 Unpainted Building

+ Referred to City Attorney on 03/06/19

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

From : Allison Wilson Subject : Fwd: possible code violation To : Rita Cramer Mon, Jun 26, 2017 07:25 AM Allison Wilson Neighborhood Improvement Manager City of Garden Grove (714) 741-5139 From:  
 To: "CodeEnforcement" Sent: Sunday, June 25, 2017 5:22:57 PM Subject: possible code violation 11402 Fredrick - vacant home with overgrown vegetation, including plants that are growing over the street and have completely obscured a speed limit sign Thanks

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** ROBERT S MULL, TR **Phone #:** None.  
**Address:** 3200 W ALTA DR , LAS VEGAS, NV 89107-3206

**Water Account#:** 290330099  
**Name:** ROBERT S MULL **Phone #:** 702-510-2821, 702-321-3478.  
**Address:** 3200 ALTA DR, LAS VEGAS, NV 89107-3206



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 172234

[Actions: Close Case](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- [Report](#)
- [Inspections](#)
- [Notice Letters](#)**
- [Photos](#)
- [Documents](#)
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- [Comments](#)

Created	Printed	Filename	
02/27/19	07/11/17	<b>1nov - p/o -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	07/11/17	<b>1nov - wa -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	08/09/17	<b>2nov - p/o -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	12/04/17	<b>1NOI 12-1</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
01/26/18	01/26/18	<b>2nd NOI - PO -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	04/02/18	<b>Notice of Invoice - April 2, 2018</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	09/04/18	<b>Notice of Invoice - August 27, 2018</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	09/04/18	<b>Notice of Invoice - (corrected date) September 4, 2018</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	10/29/18	<b>Notice of Invoice - October 24, 2018</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	01/24/19	<b>Notice of Invoice - January 24, 2019</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	09/04/18	<b>Notice of Administrative Citation</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	10/29/18	<b>Notice of Administrative Citation - For inspection 10-24-18</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
02/27/19	01/24/19	<b>Notice of Administrative Citation - For inspection 01-23-19</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>

**OR**



July 11, 2017

ROBERT S MULL TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Trees, bushes, hedges or plants from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants must be cut back to the property line and may not encroach onto any sidewalk, public street or right-of-way. You are therefore directed to cut back all vegetation which currently extends onto the public street or right-of-way. Failure to remove the obstruction may result in its removal or relocation by the city and recovery costs incurred in doing so. (GGMC 11.04.170)

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the sidewalk and curb line. (GGMC 9.32.200(B)(6))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))



To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 days** from the date of this notice.

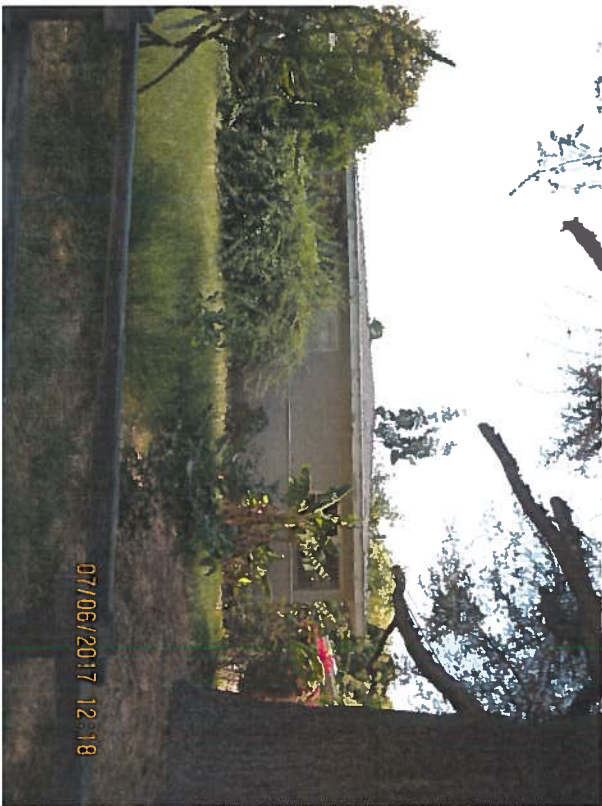
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

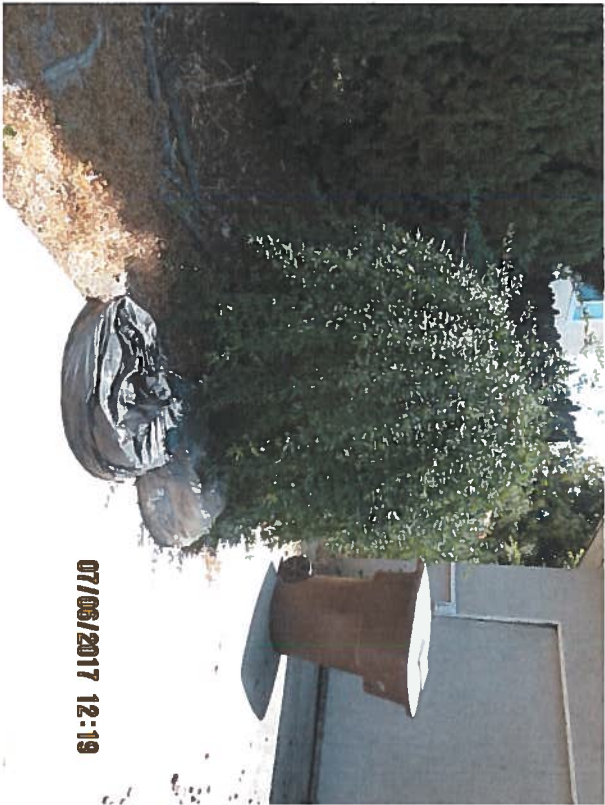
A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





July 11, 2017

ROBERT S MULL  
3200 ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Trees, bushes, hedges or plants from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants must be cut back to the property line and may not encroach onto any sidewalk, public street or right-of-way. You are therefore directed to cut back all vegetation which currently extends onto the public street or right-of-way. Failure to remove the obstruction may result in its removal or relocation by the city and recovery costs incurred in doing so. (GGMC 11.04.170)

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the sidewalk and curb line. (GGMC 9.32.200(B)(6))

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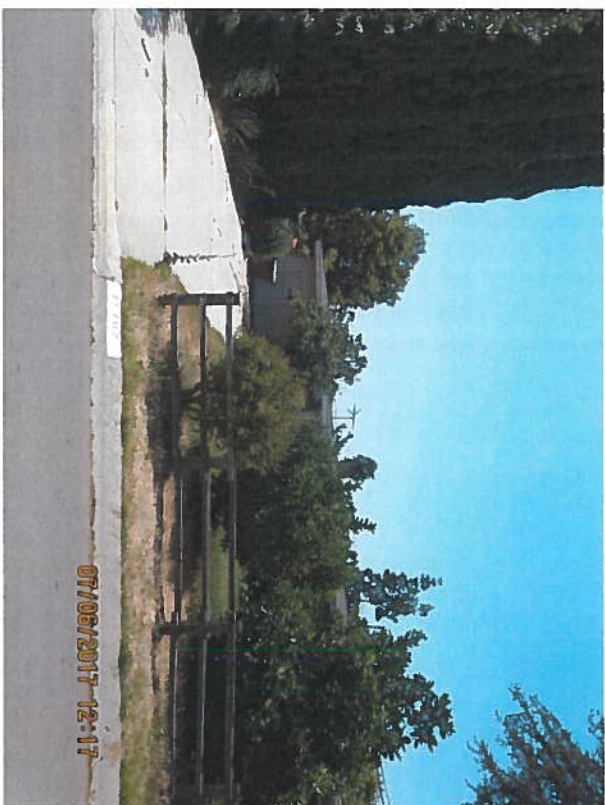
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

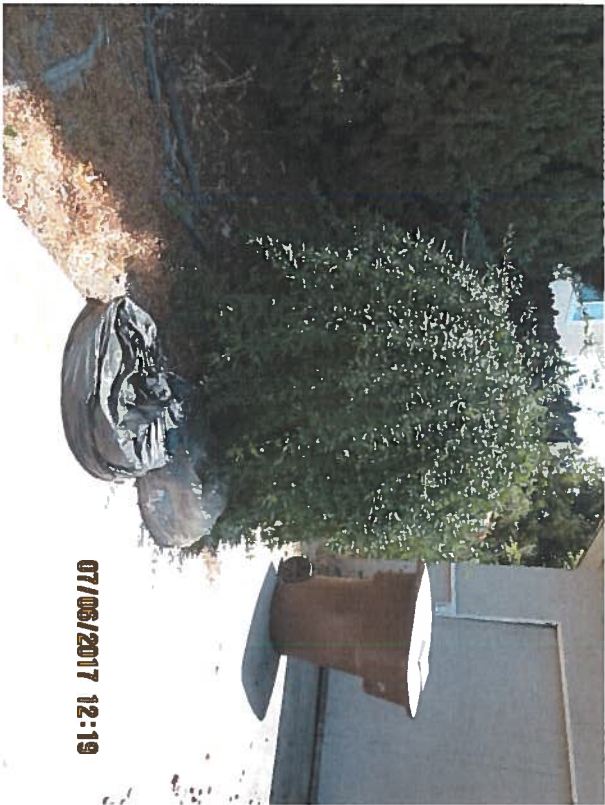
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Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





## SECOND NOTICE OF VIOLATION

August 09, 2017

ROBERT S MULL, TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. **A re-inspection has confirmed these conditions still exist on your property.**

Trees, bushes, hedges or plants from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants must be cut back to the property line and may not encroach onto any sidewalk, public street or right-of-way. **You are therefore directed to cut back all vegetation which currently extends onto the public street or right-of-way. Failure to remove the obstruction may result in its removal by the city and recovery costs incurred in doing so.** (GGMC 11.04.170)

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. **You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the sidewalk and curb line.** (GGMC 9.32.200(B)(6))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas which is visible from the public street and adjoining properties.** (GGMC 9.32.200(B)(5))



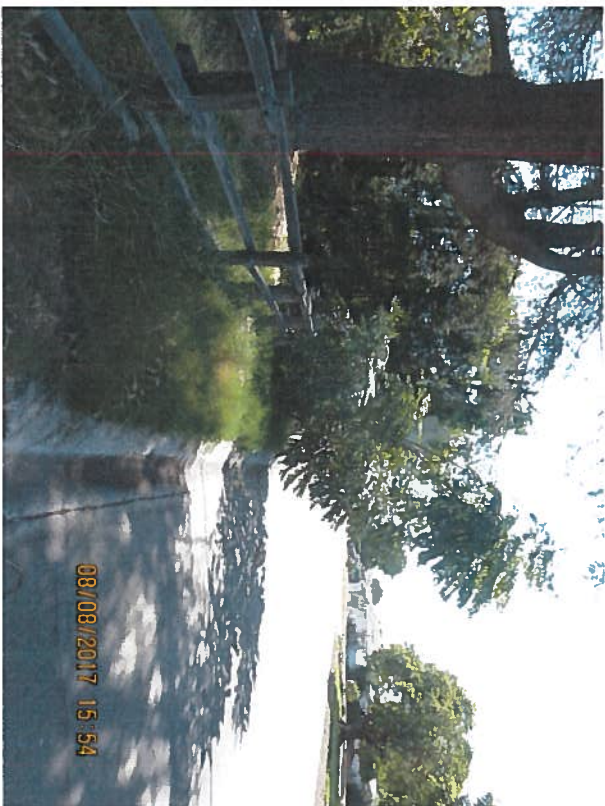
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **14 days** from the date of this notice. **Failure to correct the above violations may result in issuance of a misdemeanor citation, an administrative citation or referral to the City Attorney for prosecution.**

**If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

We would appreciate your assistance and cooperation in this matter. If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF INVOICE**

December 04, 2017

ROBERT S MULL  
3200 ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation: **GGMC 9.32.200(B)(7) -- Unpainted building prohibited**. A re-inspection has confirmed the above listed violations.

You are receiving an invoice for **\$70.00** for an inspection on **December 1, 2017**, where it was confirmed that the above listed violation still exists. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the above violation(s) may also result in issuance of a misdemeanor citation, administrative citation, or referral to the City Attorney for prosecution.

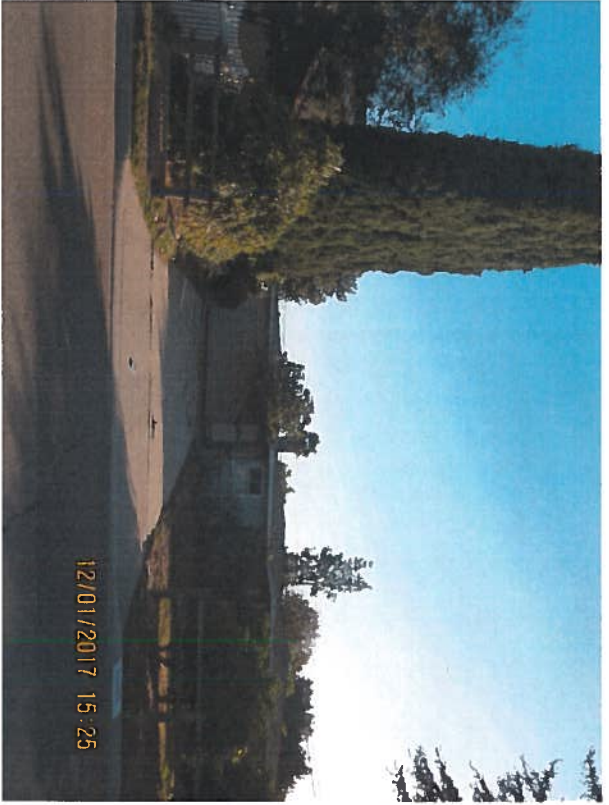
If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read 'Rita Cramer', written in a cursive style.

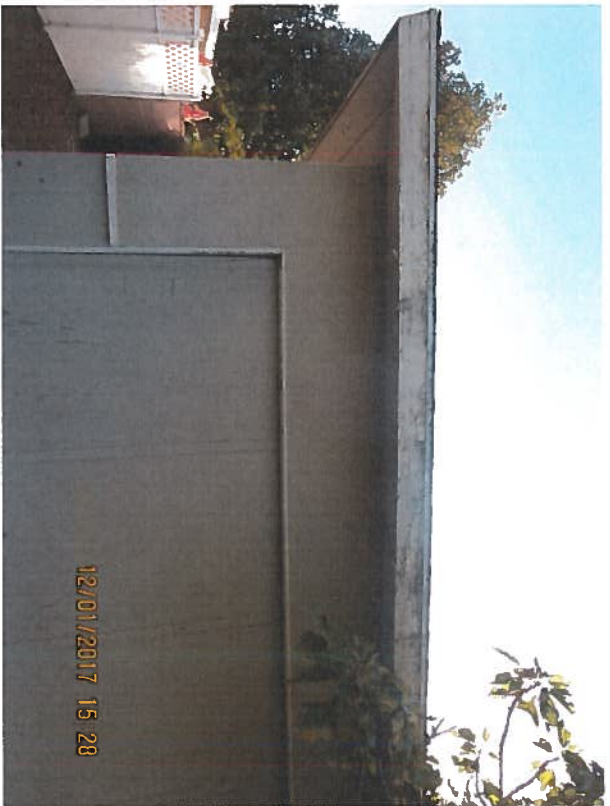
Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF INVOICE**

January 26, 2018

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation: **GGMC 9.32.200(B)(7) -- Unpainted building prohibited**. A re-inspection has confirmed the above listed violations.

You are receiving an invoice for **\$100.00** for an inspection on **January 23, 2018**, where it was confirmed that the above listed violation still exists. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. **Failure to correct the above violation immediately may also result in issuance of a misdemeanor citation, administrative citation, or referral to the City Attorney for prosecution.**

If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

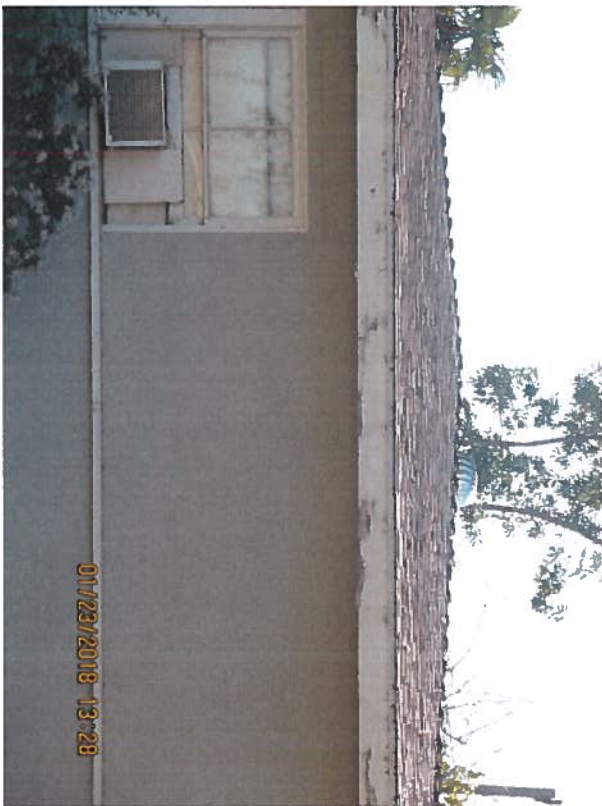
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Rita Cramer  
Code Enforcement Officer

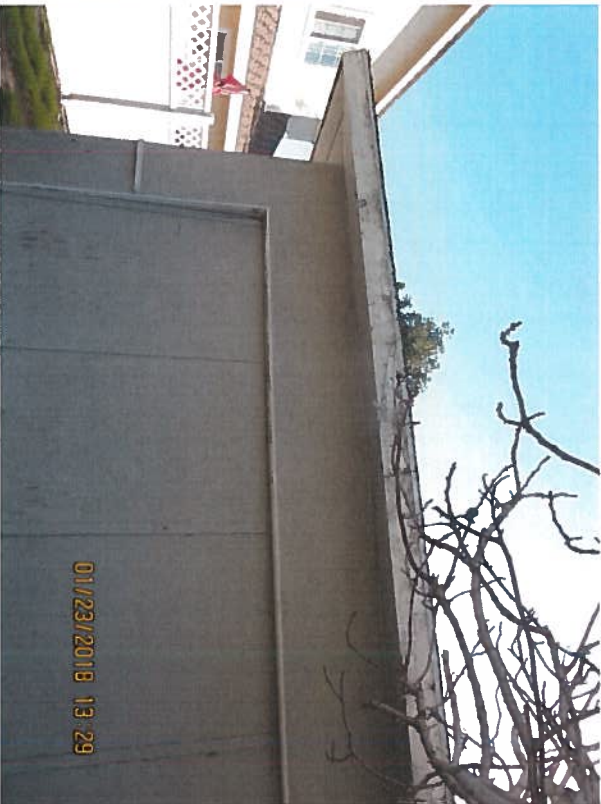


Attachment: Invoice #8122-18-I

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF INVOICE**

April 02, 2018

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation: **GGMC 9.32.200(B)(7) -- Unpainted building prohibited, GGMC 9.32.200(B)(5) --Storage of Debris and, GGMC 9.32.200(B)(6)-- Overgrown vegetation.** A re-inspections have confirmed the above listed violations.

You are receiving an invoice for **\$300.00** for inspections conducted on **February 21, March 5, 2018, and April 2, 2018**, where it was confirmed that the above listed violations continue to exist. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

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Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. **You are hereby required to remove any overgrown vegetation, mow and maintain lawn, or edge the parkway/curb line.** (GGMC 9.32.200(B)(6))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. **Failure to**

***correct the above violation immediately may also result in issuance of a misdemeanor citation, administrative citation, or referral to the City Attorney for prosecution.***

If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #8204-18-I

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer







**NOTICE OF INVOICE**

September 04, 2018

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations: **GGMC 9.32.200(B)(7) -- Unpainted building, GGMC 9.32.200(B)(5) --Storage of debris and, GGMC 9.32.200(B)(6)-- Overgrown vegetation.** Multiple re-inspections have confirmed the above-listed violations.

You are receiving an invoice for **\$500.00** for re-inspections conducted on **May 4, 2018, June 6, 2018, July 10, 2018, August 16, 2018 and August 27, 2018,** where it was confirmed that the above-listed violations continue to exist. You are therefore directed to immediately correct the above violations.

**If additional inspections are necessary after the initial compliance date of September 11, 2018 confirms that corrections have not been completed, for the second re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$200 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be

considered overgrown. **You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the parkway and curb line.** (GGMC 9.32.200(B)(6))

It has come to our attention that you are maintaining your swimming pool in a condition that is detrimental to the public health, safety, or general welfare. Neglected swimming pools become filled with algae and bacteria making the water very dark and murky. This condition provides an ideal environment for breeding mosquitoes and it creates an attractive nuisance to children and animals. **You are therefore directed to clean and maintain the water in your swimming pool, on a regular basis, to insure a clean and safe environment in your neighborhood.** (GGMC 9.24.180(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed ***on or before September 18, 2018***

If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.



Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #8343-19-I

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF INVOICE**

October 29, 2018

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations: **GGMC 9.32.200(B)(7) -- Unpainted building, GGMC 9.32.200(B)(5) --Storage of debris and, GGMC 9.32.200(B)(6)-- Overgrown vegetation.** Multiple re-inspections have confirmed the above-listed violations.

You are receiving an invoice for **\$100.00** for re-inspections conducted on **October 24, 2018** where it was confirmed that the above-listed violations continue to exist. You are therefore directed to immediately correct the above violations.

**If additional inspections are necessary after the initial compliance date of November 8, 2018 confirms that corrections have not been completed, for the third re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$500 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. **You are hereby required to remove any overgrown**

**vegetation, mow and maintain lawn, and edge the parkway and curb line. (GGMC 9.32.200(B)(6))**

It has come to our attention that you are maintaining your swimming pool in a condition that is detrimental to the public health, safety, or general welfare. Neglected swimming pools become filled with algae and bacteria making the water very dark and murky. This condition provides an ideal environment for breeding mosquitoes and it creates an attractive nuisance to children and animals. **You are therefore directed to clean and maintain the water in your swimming pool, on a regular basis, to insure a clean and safe environment in your neighborhood. (GGMC 9.24.180(B)(7))**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed ***on or before November 8, 2018***

If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.



Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #8395-19-I

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer







**NOTICE OF INVOICE**

January 24, 2019

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations: **GGMC 9.32.200(B)(7) -- Unpainted building, GGMC 9.32.200(B)(5) --Storage of debris and, GGMC 9.32.200(B)(6)-- Overgrown vegetation.** Multiple re-inspections have confirmed the above-listed violations.

You are receiving an invoice for **\$100.00** for re-inspections conducted on **January 23, 2019** where it was confirmed that the above-listed violations continue to exist. You are therefore directed to immediately correct the above violations.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. **You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the parkway and curb line.** (GGMC 9.32.200(B)(6))

Trees, bushes, hedges, plants and/or grass from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants or grass must be cut back to the property line and may not encroach

onto any sidewalk, public street or right-of-way. Please cut back all vegetation which currently extends onto the sidewalk, public street or right-of-way. **Failure to remove the obstruction may result in its removal by the city and recovery costs incurred in doing so.** (GGMC 11.04.170)

It has come to our attention that you are maintaining your swimming pool in a condition that is detrimental to the public health, safety, or general welfare. Neglected swimming pools become filled with algae and bacteria making the water very dark and murky. This condition provides an ideal environment for breeding mosquitoes and it creates an attractive nuisance to children and animals. **You are therefore directed to clean and maintain the water in your swimming pool, on a regular basis, to insure a clean and safe environment in your neighborhood.** (GGMC 9.24.180(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed **on or before February 7, 2019.**

***If additional inspections are necessary after the compliance date of February 7, 2019 confirms that corrections have not been completed, for the third re-inspection, a \$100.00 re-inspection fee along with an administrative citation will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and additional administrative citations may be issued until compliance is gained.***

If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.



Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #8468-19-I

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF  
ADMINISTRATIVE CITATION**

**September 04, 2018**

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **July 3, 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violations:

**Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))**

**The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))**

**Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6))**

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

**If additional inspections are necessary after the initial compliance date of September 18, 2018 confirms that corrections have not been completed, for the second re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$200 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

**Corrective measures should begin now and must be completed on or before September 18, 2018.** Additionally, failure to correct the above violations may result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5355. My office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m.

Rita Cramer  
Code Enforcement Officer

Attachment: Administrative Citation #010089

11402 FREDRICK DR  
Rita Cramer



08/27/2018 15:31



08/27/2018 15:31



08/27/2018 15:32



08/27/2018 15:32

11402 FREDRICK DR  
Rita Cramer





## NOTICE OF ADMINISTRATIVE CITATION

October 29, 2018

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **July 3, 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections and a previous administrative citation regarding the following Garden Grove Municipal Code Violations:

**Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))**

**The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))**

**Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6))**

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

**If additional inspections are necessary after the initial compliance date of November 8, 2018 confirms that corrections have not been completed, for the third re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$500 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

**Corrective measures should begin now and must be completed on or before November 8, 2018.** Additionally, failure to correct the above violations may result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5355. My office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m.

Rita Cramer  
Code Enforcement Officer

Attachment: Administrative Citation #010100

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





**NOTICE OF  
ADMINISTRATIVE CITATION**

January 24, 2019

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **July 3, 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections and a previous administrative citation regarding the following Garden Grove Municipal Code Violations:

**Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))**

**The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))**

**Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6))**

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

**Corrective measures should begin now and must be completed on or before February 7, 2019. Additionally, failure to correct the above violations may result in referral to the City Attorney for prosecution.**

**If additional inspections are necessary after the compliance date of February 7, 2019 confirms that corrections have not been completed, a \$100.00 re-inspection fee along with an additional administrative citation will be issued until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5355. My office hours are Monday through Thursday from 7:00 a.m. to 5:00 p.m. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

Attachment: Administrative Citation #010331

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer





### CASE# 172234

Actions: [Close Case](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- Notice Letters
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Photos taken on: 01/23/19



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Photos taken on: 10/24/18



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Photos taken on: 08/27/18



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Photos taken on: 07/10/18



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**Photos taken on: 06/05/18**



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**Photos taken on: 06/01/18**



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**Photos taken on: 05/15/18**



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**Photos taken on: 05/04/18**



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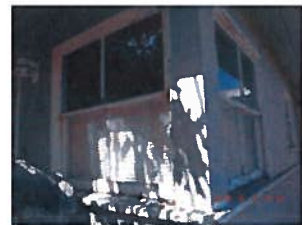
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**Photos taken on: 04/02/18**



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Photos taken on: 03/05/18



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Photos taken on: 02/21/18



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Photos taken on: 12/01/17



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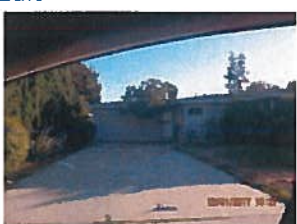
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Photos taken on: 09/05/17



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Photos taken on: 07/06/17



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# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 172234

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## 11402 FREDRICK DR - LDR

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New document:  No file chosen

File name	Uploaded date	
11402_fredrick_initial_compliance_and_request_to_consent_to_inspection	03/14/19	<a href="#">Delete</a>
010331_admin_cite	01/24/19	<a href="#">Delete</a>
010100_admin_cite_10-29-18	10/29/18	<a href="#">Delete</a>
Administrative_citation_010089_09-04-18	09/04/18	<a href="#">Delete</a>
Signed_notice_of_administrative_citation_09-04-18	09/04/18	<a href="#">Delete</a>
Signed_notice_of_invoice_with_invoice_8343-19-i_500_09-04-18	09/04/18	<a href="#">Delete</a>
Scanned_signed_notice_of_invoice_with_invoice_and_proof_of_service_8122-18-i_01-26-18	01/26/18	<a href="#">Delete</a>
Scanned_1st_notices_of_violation_with_proof_of_service	07/11/17	<a href="#">Delete</a>



July 11, 2017

ROBERT S MULL  
3200 ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Trees, bushes, hedges or plants from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants must be cut back to the property line and may not encroach onto any sidewalk, public street or right-of-way. You are therefore directed to cut back all vegetation which currently extends onto the public street or right-of-way. Failure to remove the obstruction may result in its removal or relocation by the city and recovery costs incurred in doing so. (GGMC 11.04.170)

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the sidewalk and curb line. (GGMC 9.32.200(B)(6))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer



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**PROOF OF SERVICE**

**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 July 11, 2017, I served the foregoing document described as [Notice of Violation]

by placing  the original  a true copy thereof enclosed in sealed envelopes addressed as follows:

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**(BY MAIL)** 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 delivered such envelope(s) by hand to the offices of the addressee(s).

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

Executed on July 11, 2017 at Garden Grove, California.

  
Rita Cramer



July 11, 2017

ROBERT S MULL TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Trees, bushes, hedges or plants from your residential property are extending out onto the public sidewalk which may limit or prohibit public access. Trees, bushes, hedges or plants must be cut back to the property line and may not encroach onto any sidewalk, public street or right-of-way. You are therefore directed to cut back all vegetation which currently extends onto the public street or right-of-way. Failure to remove the obstruction may result in its removal or relocation by the city and recovery costs incurred in doing so. (GGMC 11.04.170)

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the sidewalk and curb line. (GGMC 9.32.200(B)(6))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))



To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **14 days** from the date of this notice.

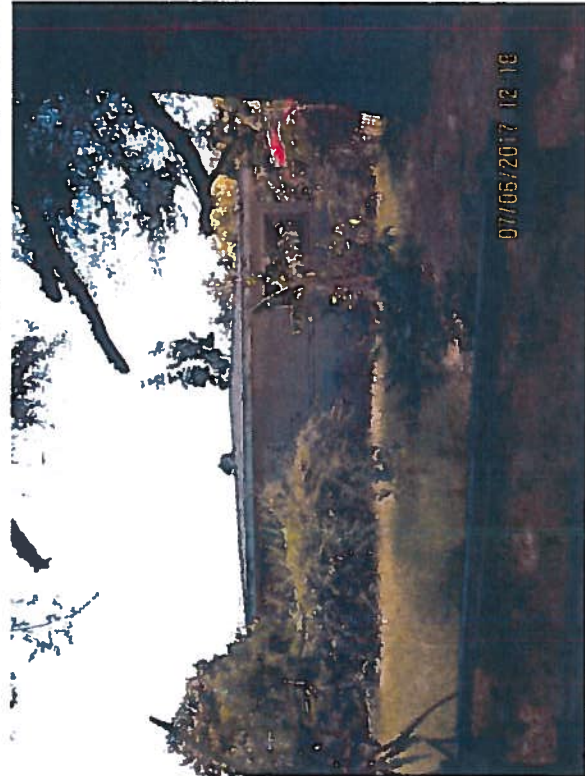
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

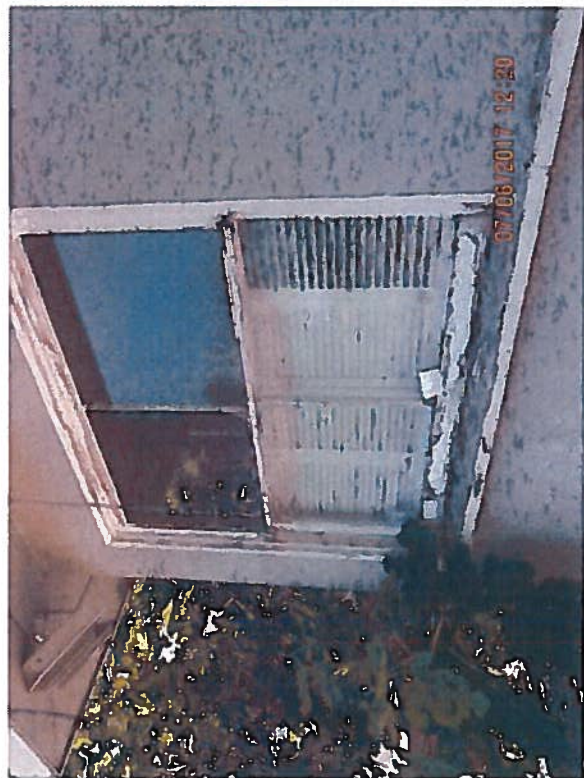
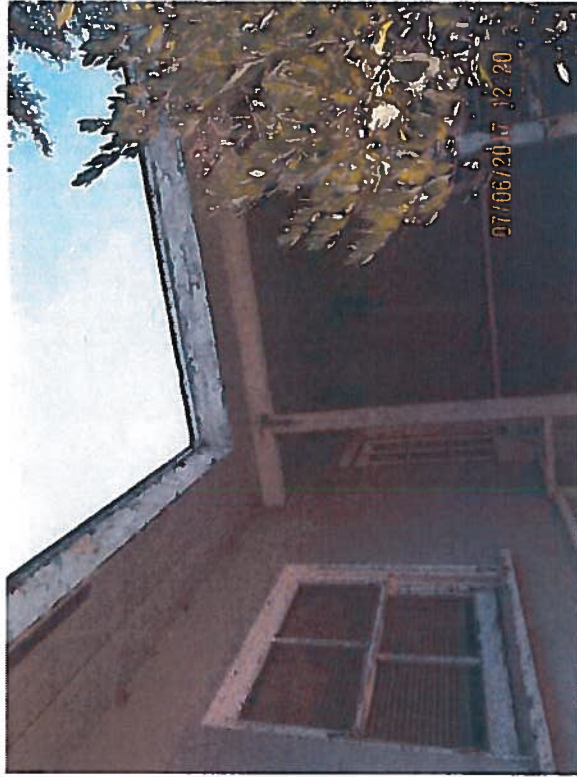
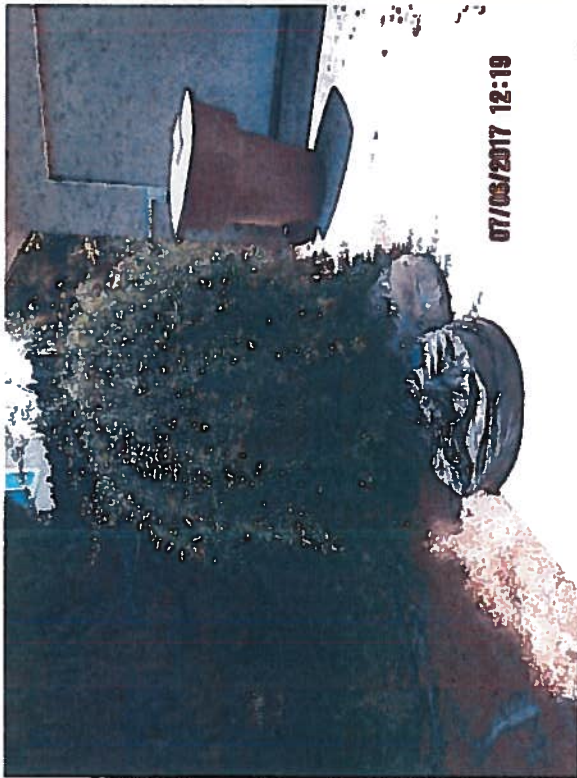
A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer



1 **PROOF OF SERVICE**

2 **STATE OF CALIFORNIA, COUNTY OF ORANGE**

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

5 On July 11, 2017, I served the foregoing document described as [Notice of Violation]

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

8 ROBERT S MULL TR  
9 3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

10  **(BY MAIL)** I placed said envelope(s) for collection and mailing, following ordinary  
11 business practices, at the business offices of the CITY OF GARDEN GROVE, and  
12 addressed as shown above, for deposit in the United States Postal Service. I am  
13 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.

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

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

22  **(BY PERSONAL SERVICE)** I delivered such envelope(s) by hand to the offices of  
23 the addressee(s).

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

26 Executed on July 11, 2017 at Garden Grove, California.

27   
28 Rita Cramer



**NOTICE OF INVOICE**

December 04, 2017

ROBERT S MULL  
3200 ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation: **GGMC 9.32.200(B)(7) -- Unpainted building prohibited**. A re-inspection has confirmed the above listed violations.

You are receiving an invoice for **\$70.00** for an inspection on **December 1, 2017**, where it was confirmed that the above listed violation still exists. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the above violation(s) may also result in issuance of a misdemeanor citation, administrative citation, or referral to the City Attorney for prosecution.

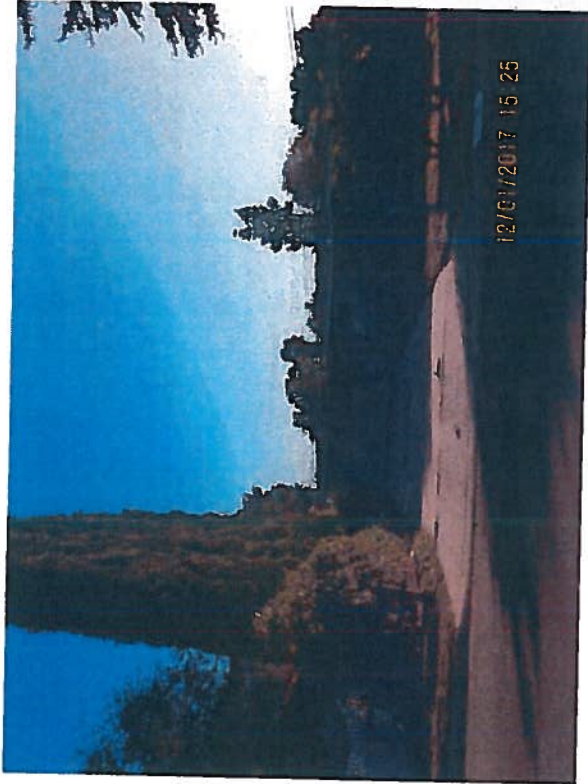
If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read 'Rita Cramer', written in a cursive style.

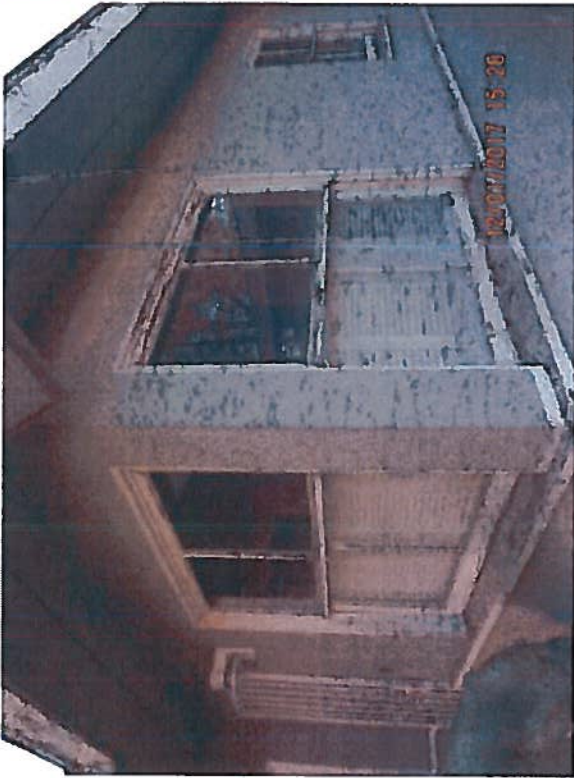
Rita Cramer  
Code Enforcement Officer

Attachment: Invoice # 8081-18-1

11402 FREDRICK DR  
Rita Cramer



11402 FREDRICK DR  
Rita Cramer







## NOTICE OF INVOICE

January 26, 2018

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violation: **GGMC 9.32.200(B)(7) -- Unpainted building prohibited**. A re-inspection has confirmed the above listed violations.

You are receiving an invoice for **\$100.00** for an inspection on **January 23, 2018**, where it was confirmed that the above listed violation still exists. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

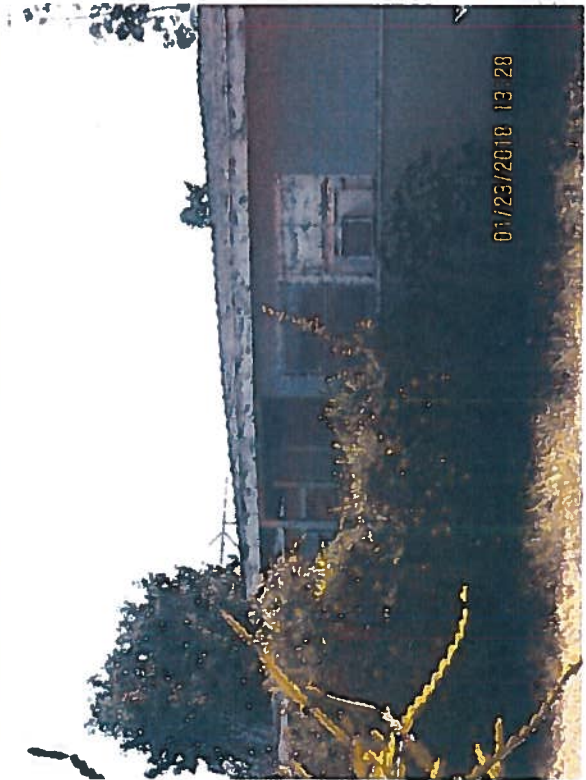
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. **Failure to correct the above violation immediately may also result in issuance of a misdemeanor citation, administrative citation, or referral to the City Attorney for prosecution.**

If you have any questions, or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

Rita Cramer  
Code Enforcement Officer

**Attachment: Invoice #8122-18-I**

11402 FREDRICK DR  
Rita Cramer





**NOTICE OF INVOICE**

September 04, 2018

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations: **GGMC 9.32.200(B)(7) -- Unpainted building, GGMC 9.32.200(B)(5) --Storage of debris and, GGMC 9.32.200(B)(6)-- Overgrown vegetation.** Multiple re-inspections have confirmed the above-listed violations.

You are receiving an invoice for **\$500.00** for re-inspections conducted on **May 4, 2018, June 6, 2018, July 10, 2018, August 16, 2018 and August 27, 2018**, where it was confirmed that the above-listed violations continue to exist. You are therefore directed to immediately correct the above violations.

**If additional inspections are necessary after the initial compliance date of September 18, 2018 confirms that corrections have not been completed, for the second re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$200 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. **You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be

considered overgrown. **You are hereby required to remove any overgrown vegetation, mow and maintain lawn, and edge the parkway and curb line.** (GGMC 9.32.200(B)(6))

It has come to our attention that you are maintaining your swimming pool in a condition that is detrimental to the public health, safety, or general welfare. Neglected swimming pools become filled with algae and bacteria making the water very dark and murky. This condition provides an ideal environment for breeding mosquitoes and it creates an attractive nuisance to children and animals. **You are therefore directed to clean and maintain the water in your swimming pool, on a regular basis, to insure a clean and safe environment in your neighborhood.** (GGMC 9.24.180(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed ***on or before September 18, 2018***

If you have any questions or would like to schedule an appointment to meet in person, please call (714) 741-5355. My office hours are 7:00 to 8:00 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.



Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #8343-19-I



**NOTICE OF  
ADMINISTRATIVE CITATION**

**September 04, 2018**

ROBERT SIDNEY MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **July 3, 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violations:

**Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))**

**The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))**

**Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6))**

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

**If additional inspections are necessary after the initial compliance date of September 18, 2018 confirms that corrections have not been completed, for the second re-inspection, a \$100.00 re-inspection fee along with an administrative citation of \$200 will be issued. For all subsequent re-inspections, a re-inspection fee of \$100 and a \$500 administrative citation may be issued until compliance is gained.**

**Corrective measures should begin now and must be completed on or before September 18, 2018.** Additionally, failure to correct the above violations may result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5355. My office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer  
Code Enforcement Officer

Attachment: Administrative Citation #010089

11402 FREDRICK DR  
Rita Cramer





11402 FREDRICK DR  
Rita Cramer



March 14, 2019

**VIA CERTIFIED MAIL**

**RETURN RECEIPT REQUESTED & U.S. MAIL**

Robert S. Mull and/or occupants  
11402 Fredrick Drive  
Garden Grove, CA 92840

Robert S. Mull  
3200 W. Alta Drive  
Las Vegas, NV 89107-3206

Re: **Violations of Garden Grove Municipal Code at Property Located at 11402 Fredrick Drive, Garden Grove, CA**

Dear Mr. Mull and/or Occupants of 11402 Fredrick Dr.:

This office provides legal services to the City of Garden Grove (“City”). This matter involves various violations of the Garden Grove Municipal Code (“GGMC”) at your property located at 11402 Fredrick Drive, Garden Grove, CA. (the “Property”) The purpose of this letter is to provide you with (1) notice of continuing code violations at the Property, and (2) an opportunity to prevent the commencement of legal action against you.

The City is informed and believes that the Property is currently in violation of the Garden Grove Municipal Code (“GGMC”). The violations stem from the general failure to maintain the Property for an extended period of time. Specifically, the following violations have been observed on the Property:

1. The roof on the Property either remains severely dilapidated and in need of repair or has been replaced without a permit.
2. There is a fence on the Property which appears to be imminently in danger of collapse and also needs to be painted.
3. The residential structure on the Property is partially unpainted and the remaining structure consists of chipping and peeling paint.
4. There is an unmaintained, partially filled, polluted swimming pool in the rear yard portion of the Property.
5. There is overgrown and unmaintained vegetation throughout the Property.
6. There is trash, debris and material which has accumulated in portions of the Property visible from the public right-of-way.

Robert Mull  
March 14, 2019  
Page 2

Please note that each day constitutes a separate and distinct violation of GGMC section 18.04.010 (incorporating by reference the relevant sections of the 2016 California Residential Building Code and the 2015 International Property Maintenance Code).

The City has advised you on numerous occasions, both in writing and in person, of the need to correct the items addressed above. Specifically, the City has advised you both in writing and via telephone of the need to immediately correct the violations no less than 10 times. Despite the City's various efforts to obtain voluntary compliance with the provisions of the GGMC, you have failed to take the steps necessary to address the violation.

Given the alleged condition of the Property, and the dangers posed by those conditions, the City hereby requests your consent to inspect the interior and exterior portions of the Property and all structures thereon to determine the nature and extent of any violations. While the City would greatly appreciate your cooperation, we are fully prepared to obtain an inspection warrant from the Court should you fail to provide consent.

**Please contact the undersigned by no later than 3:00 p.m. on March 28, 2019. You may contact me by telephone, mail, fax, or e-mail. However, I must make contact with an owner or occupant of the Property no later than the date and time provided above. All contact information is listed at the top of this letter. Please contact the undersigned to schedule a convenient date and time for this inspection.**

Should consent to inspect the Property not be granted, the City will have no alternative but to immediately seek an order from the Court authorizing an inspection of the Property for existing violations and to recover all of its costs, including staff costs and attorney's fees. This may result in a lien being placed on the Property, and if not paid, foreclosure.

To avoid legal action being taken against you, you must take steps immediately to bring your Property into compliance with the GGMC by correcting the items addressed in this letter and in the City's previous notices to you.

Please be advised that violations of the GGMC are misdemeanors, punishable by a fine of up to \$1,000, six months in jail, or both. Moreover, the City may also choose to issue you additional administrative citations for continued failure to comply with the GGMC, which carry a fine of up to \$1,000 per violation, per day. Finally, the City may choose to file a civil action against you in order to obtain compliance with the provisions of the GGMC.

Robert Mull  
March 14, 2019  
Page 3

It is our sincere hope that you will voluntarily bring your Property into compliance with the provisions of the GGMC and that further enforcement action is not necessary. Should you have any questions about the contents of this letter, please do not hesitate to contact the undersigned.

Sincerely,

WOODRUFF, SPRADLIN & SMART  
A Professional Corporation



---

NICHOLAS A. HUTCHINS

cc: Rita Cramer (via email)



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Thursday, April 04, 2019

## CASE# 164177

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments

Reactive Report

[Edit](#)

**Inspector:** Rita Cramer      **RD#** 123

**Date/Time:** 03/26/15 - 10:59 AM      **N.O.V Date:** 10/26/15

**Reinspection:** [Timestamp now](#)      **Closed Date:** 07/03/17

**Referred to N.I.:**

### COMPLAINING PARTIES

**Name:**      i      **Phone:** . . . . .

### VIOLATION CODE:

- 07.1 Overgrown Vegetation
- 07.6 Unpainted Building
- 24 Unsecured Building

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

Property is vacant and over grown (front and back). There is a pool in the back with black water and is filled with mosquitoes. CP was advised to call vector control. States he has but the mosquitoes are so bad they can go outside after dark. CP stated that they will escalate this issue to legal action if necessary. (AM)

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** ROBERT MULL      **Phone #:** None.  
**Address:** 11402 FREDRICK DR, GARDEN GROVE, CA 92840

**Property Owner:** ROBERT S MULL, TR      **Phone #:** None.  
**Address:** 3200 W ALTA DR , LAS VEGAS, NV 89107-3206

**Water Account#:** 290330099  
**Name:** MULL, ROBERT S      **Phone #:** 702-510-2821  
**Address:** 3200 ALTA DR, LAS VEGAS, NV 89107-3206

**Business Name:** CHEUNG KAR SEI      **Bus Lic#:** 149818  
**Bus Owner:** CHEUNG, KAR SEI      **Phone #:** None.  
**Address:** 11402 FREDRICK DR, GARDEN GROVE, CA 92840

**Business Name:** CHEUNG KAR SEI      **Bus Lic#:** 149818  
**Bus Owner:** CHEUNG, KAR SEI      **Phone #:** None.  
**Address:** 3200 W ALTA DR, LAS VEGAS, NV 89107



# Code Enforcement System

[Home](#) | [Search](#) | [Logout](#)

Thursday, April 04, 2019

## CASE# 164177

Actions: [Re-open](#) | [Print](#) | [PDF](#)

## 11402 FREDRICK DR - LDR

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- [Report](#)
- [Inspections](#)
- [Notice Letters](#)**
- [Photos](#)
- [Documents](#)
- [Invoices](#)
- [Comments](#)

**Created   Printed   Filename**

04/01/15	04/01/15	<b>1nov - p/o -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
04/01/15	04/01/15	<b>1nov - b/l - KAR SEI CHEUNG 11402 FREDRICK DR</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
05/22/15	05/22/15	<b>2nov - p/o -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
05/22/15	05/22/15	<b>2nov - b/l -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
10/26/15	10/26/15	<b>1st Notice of Invoice -</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>

**OR**



April 01, 2015

ROBERT S MULL, TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. You are hereby required to secure and lock all building openings. (GGMC 9.32.200(B)(1))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

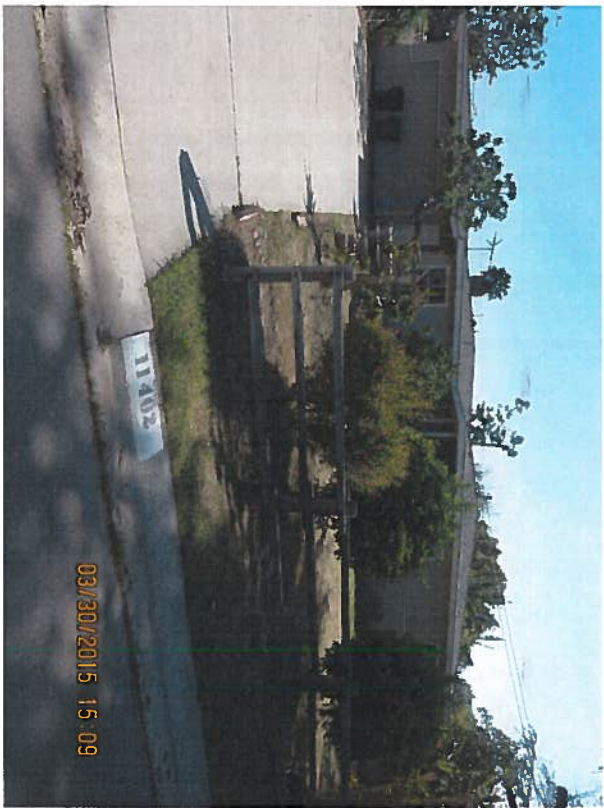
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read 'Rita Cramer', written in a cursive style.

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer







## CITY OF GARDEN GROVE

---

April 01, 2015

KAR SEI CHEUNG  
11402 FREDRICK DR  
GARDEN GROVE, CA 92840

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

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To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read 'Rita Cramer', written in a cursive style.

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer





**SECOND NOTICE OF VIOLATION**

May 22, 2015

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. A re-inspection has confirmed the following conditions currently exist on your property.

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. **You are hereby required to secure and lock all building openings, more specifically, install and lock a pedestrian door to the rear of the garage prevent building access.** (GGMC 9.32.200(B)(1))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **14 days** from the date of this notice. Failure to correct the above violation may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

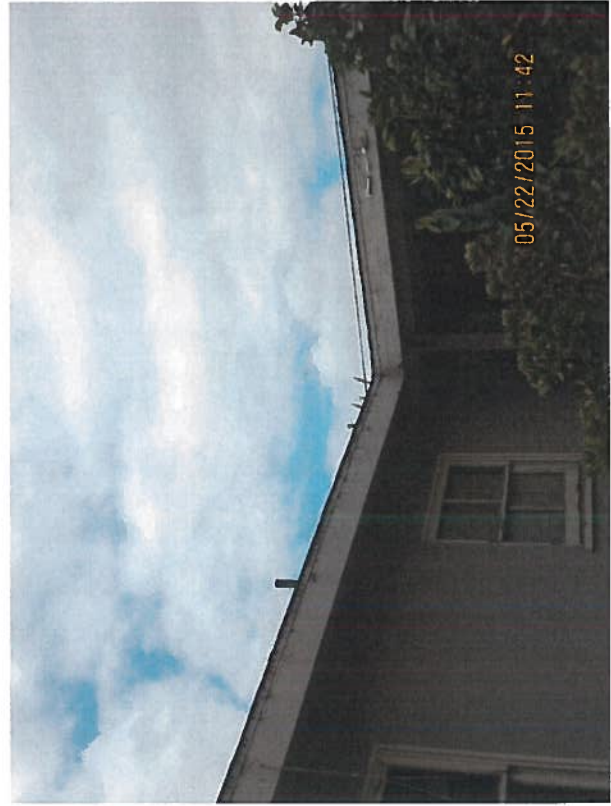
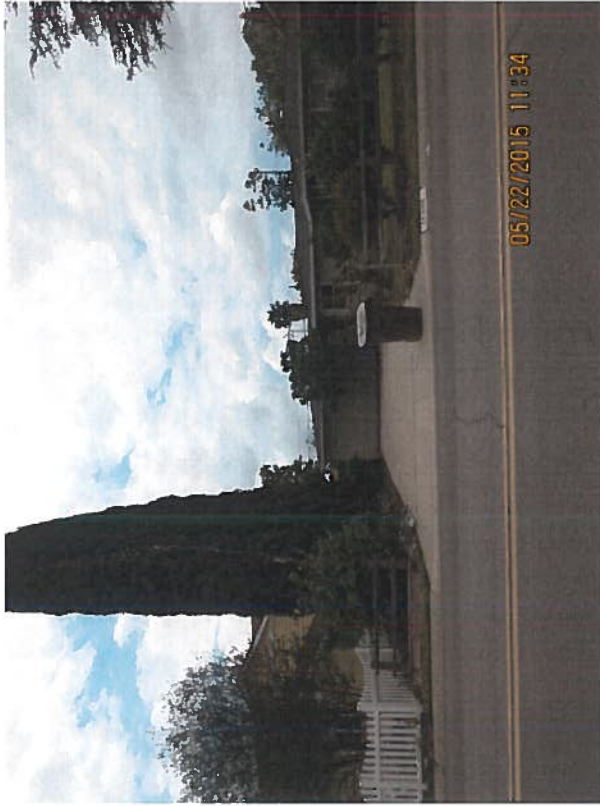
**If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer





**SECOND NOTICE OF VIOLATION**

May 22, 2015

KAR SEI CHEUNG  
11402 FREDRICK DR  
GARDEN GROVE, CA 92840

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations. A re-inspection has confirmed the following conditions currently exist on your property.

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. **You are hereby required to secure and lock all building openings, more specifically, install and lock a pedestrian door to the rear of the garage prevent building access.** (GGMC 9.32.200(B)(1))

Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. **You are hereby required to paint any areas of your home that are in a state of disrepair.** (GGMC 9.32.200(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **14 days** from the date of this notice. Failure to correct the above violation may result in issuance of an administrative citation or referral to the City Attorney for prosecution.

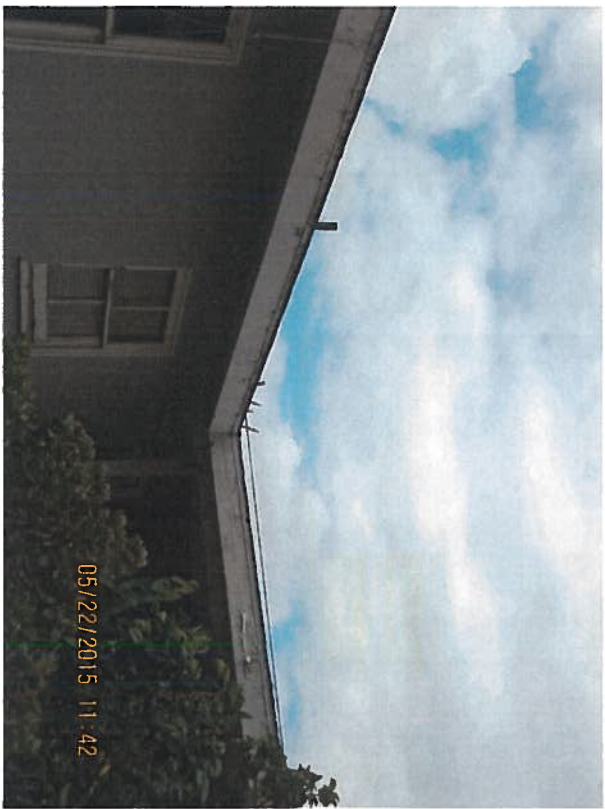
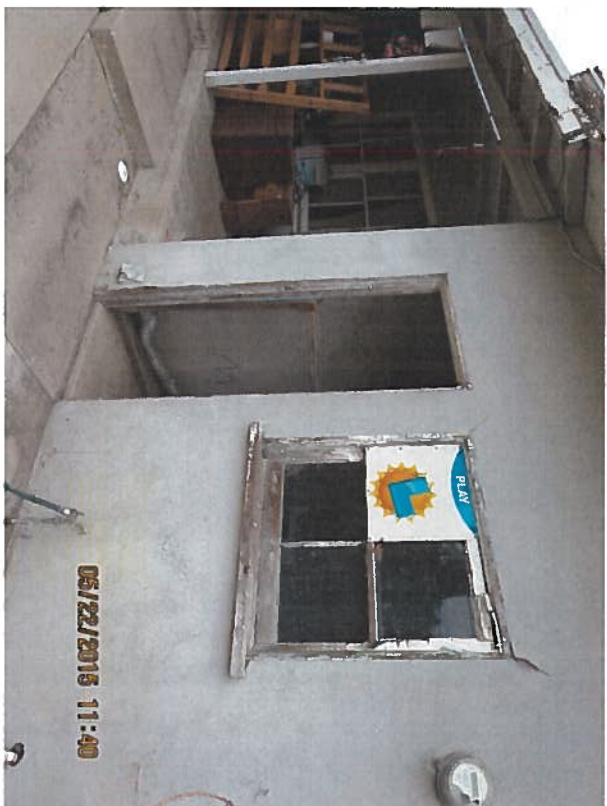
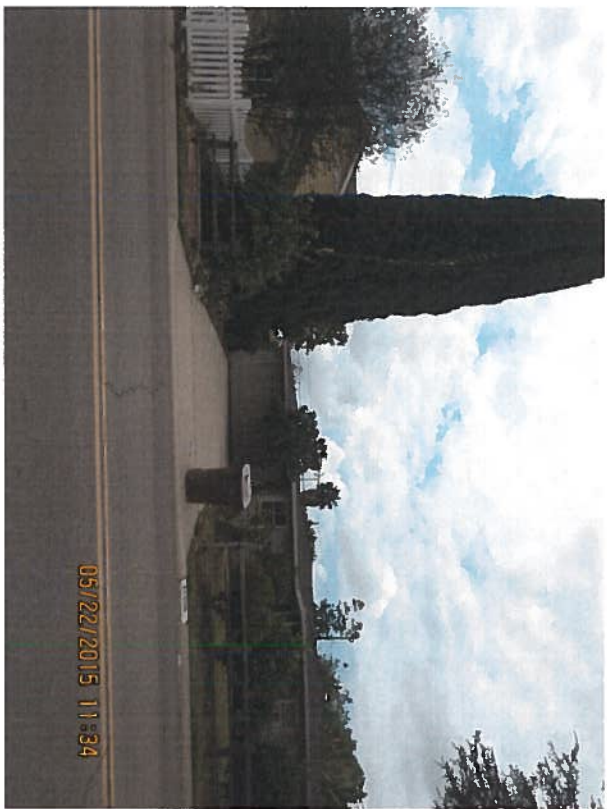
**If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" and last name "Cramer" clearly distinguishable.

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer







**NOTICE OF INVOICE**

October 26, 2015

ROBERT S MULL  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

Subject: Municipal Code Violations at 11402 FREDRICK DR

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, on of the following Garden Grove Municipal Code Violations; **GGMC 9.32.200(B)(7) - - Unpainted building prohibited. A re-inspection has confirmed the above listed violation.**

You are receiving an invoice for **\$70.00** for a re-inspection conducted on **October 22, 2015**. You are therefore directed to immediately correct the above violations. If additional inspections are necessary you will be charged **\$100.00** for each and any subsequent inspections resulting in non-compliance.

**Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive cracking, peeling, dry rot, warping, or termite infestation should be repaired and repainted. You are hereby required to paint any areas of your home that are in a state of disrepair. (GGMC 9.32.200(B)(7))**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the above violations may also result in issuance of an administrative citation or referral to the City Attorney for prosecution.

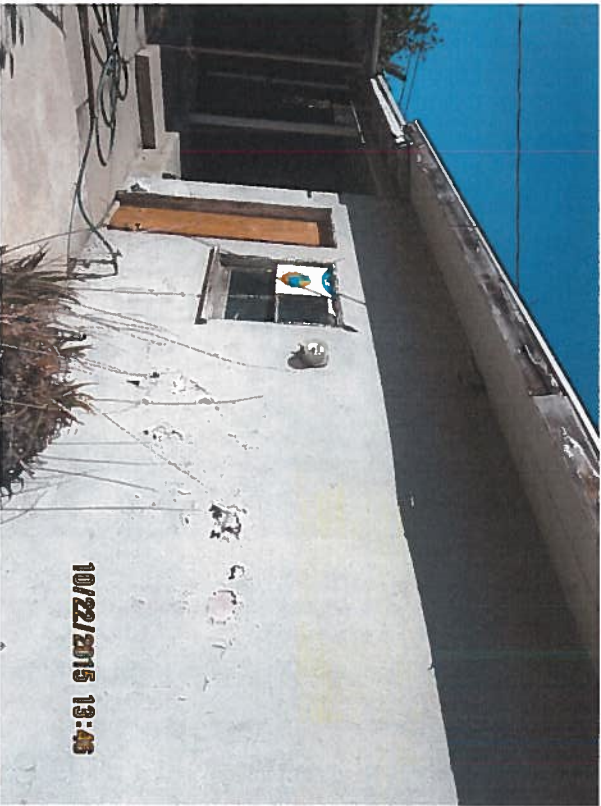
If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 to 8:30 a.m. and 4 to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read 'Rita Cramer', written in a cursive style.

Rita Cramer  
Code Enforcement Officer

Attachment: Invoice #7543-16-I

11402 FREDRICK DR  
Rita Cramer





# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 164177

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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Photos taken on: 09/22/16



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**Photos taken on: 08/15/16**



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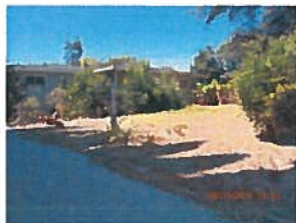
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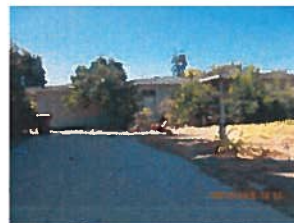
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Photos taken on: 07/21/16



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Photos taken on: 05/12/16



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Photos taken on: 03/03/16



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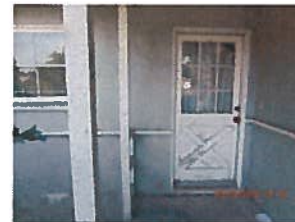
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Photos taken on: 02/12/16



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**Photos taken on: 01/25/16**



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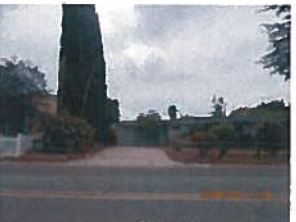


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**Photos taken on: 12/04/15**



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Photos taken on: 10/22/15



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Photos taken on: 08/03/15



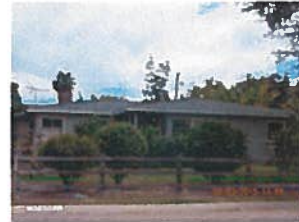
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Photos taken on: 06/10/15



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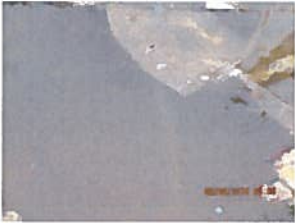
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Photos taken on: 05/22/15



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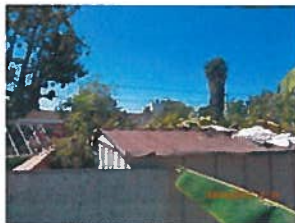
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Photos taken on: 03/31/15



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**CASE# 163289**
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11402 FREDRICK DR - LDR

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Reactive Report

[Edit](#)**Inspector:** Rita Cramer **RD#** 123**Date/Time:** 01/02/15 - 03:31 PM **N.O.V Date:** 01/07/15**Reinspection:** [Timestamp now](#) **Closed Date:** 03/19/15**Referred to N.I.:****COMPLAINING PARTIES****Name:** **Phone:** 537-6465 H**VIOLATION CODE:**

- 04.1 Storage of Debris
- 07.2 Trash Containers Left Out
- 07.9 Landscape Maintenance

**CITATIONS**

None.

**EXPLANATION OF VIOLATION / COMPLAINT:**

Property and yard appears vacant and unkempt. -JA

**PROPERTY / WATER / BUSINESS OWNER INFORMATION:**
**Property Owner:** ROBERT S MULL, TR **Phone #:** None.  
**Address:** 3200 W ALTA DR , LAS VEGAS, NV 89107-3206

**Water Account#:** 290330098  
**Name:** CUC NGUYEN **Phone #:** 537-6465 H  
**Address:** 12161 ANZIO ST, GARDEN GROVE, CA 92840-4644



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 163289

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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Created	Printed	Filename	
01/07/15	01/07/15	<b>1nov - p/o - ROBERT S MULL, TR 3200 W ALTA DR</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>
01/07/15	01/07/15	<b>1nov - wa - CUC NGUYEN 12161 ANZIO ST</b>	<a href="#">Print</a> <a href="#">Preview</a> <a href="#">Duplicate</a>

Merge and create new notice
 **OR**



January 07, 2015

ROBERT S MULL, TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation. (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6))

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

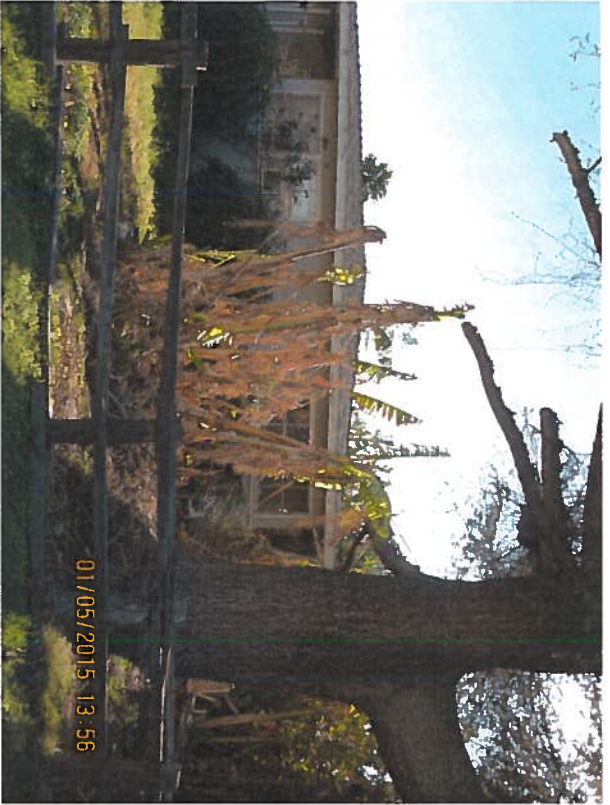
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer





January 07, 2015

CUC NGUYEN  
12161 ANZIO ST  
GARDEN GROVE, CA 92840-4644

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violations have been observed at your property:

Landscaping is required in front yard areas, including parkways. Landscape maintenance shall include mowing, edging, pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a regular basis. Landscape maintenance shall also include the removal of overgrown vegetation that is likely to harbor rats or other nuisances, or that causes a detriment to neighboring properties or property values. Vegetation including trees, shrubbery, or grass which is dead, decayed, or diseased is not permitted. You are hereby required to maintain the yard areas by providing healthy vegetation such as grass, shrubs, trees or flowers in all areas of your front yard, and removing any dead or overgrown vegetation. (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6))

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Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer  
Code Enforcement Officer

11402 FREDRICK DR  
Rita Cramer







# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 163289

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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**Photos taken on: 01/05/15**



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# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 161728

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- [Inspections](#)
- [Notice Letters](#)
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- [Comments](#)

#### Reactive Report

[Edit](#)

**Inspector:** Rita Cramer      **RD#**      123

**Date/Time:** 06/16/14 - 04:50 PM      **N.O.V Date:** 07/07/14

**Reinspection:** [Timestamp now](#)      **Closed Date:** 07/02/14

**Referred to N.I.:**

#### COMPLAINING PARTIES

**Name:**      **Phone:**

**Address:**

#### VIOLATION CODE:

- 04.1 Storage of Debris
- 07.9 Landscape Maintenance
- 10 Miscellaneous Residential

#### CITATIONS

None.

#### EXPLANATION OF VIOLATION / COMPLAINT:

Green swimming pool full of mosquitoes. -JA

#### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** ROBERT S MULL, TR      **Phone #:** None.  
**Address:** 3200 W ALTA DR , LAS VEGAS, NV 89107-3206

**Water Account#:** 290330098  
**Name:** CUC NGUYEN      **Phone #:** 537-6465 H 626-46-1477 A071464958  
**Address:** 11402 FREDRICK DR, GARDEN GROVE, CA, 92840-3406

**Business Name:** CHEUNG KAR SEI      **Bus Lic#:** 149818  
**Bus Owner:** CHEUNG, KAR SEI      **Phone #:** None.  
**Address:** 3200 W ALTA DR, LAS VEGAS, NV 89107



## CASE# 161728

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- [Inspections](#)
- [Notice Letters](#)**
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- [Documents](#)
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- [Comments](#)

**Created   Printed   Filename**

07/07/14	07/07/14	<b>1nov - p/o - ROBERT S MULL, TR 3200 W ALTA DR</b>	<a href="#">Print</a>	<a href="#">Preview</a>	<a href="#">Duplicate</a>
07/07/14	07/07/14	<b>1nov - b/l - CHEUNG KAR SEI 3200 W ALTA DR</b>	<a href="#">Print</a>	<a href="#">Preview</a>	<a href="#">Duplicate</a>
07/07/14	07/07/14	<b>1nov - wa - CUC NGUYEN 11402 FREDRICK DR</b>	<a href="#">Print</a>	<a href="#">Preview</a>	<a href="#">Duplicate</a>

**OR**



July 07, 2014

ROBERT S MULL, TR  
3200 W ALTA DR  
LAS VEGAS, NV 89107-3206

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violation has been observed at your property:

It is declared a civil public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in the city to maintain upon such premises, or to permit, cause, or allow to exist on such premises, any condition that is detrimental to the public health, safety, or general welfare, or that constitutes a public nuisance as defined by Section 3480 of the California Civil Code. Such conditions shall include but shall not be limited to the following: Excavations, ponds, pools, or unenclosed or empty swimming pools that may be an attractive nuisance to children or in such other condition as may be detrimental to the public health, safety, or general welfare. You are hereby requested to provide proper maintenance of your swimming pool. (GGMC 9.32.180(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **10 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer  
Code Enforcement Officer



July 07, 2014

CHEUNG KAR SEI  
3200 W ALTA DR  
LAS VEGAS, NV 89107

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes and neighborhoods will allow all residents to live in a quality environment and will also protect the value of your home. The following violation has been observed at your property:

It is declared a civil public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in the city to maintain upon such premises, or to permit, cause, or allow to exist on such premises, any condition that is detrimental to the public health, safety, or general welfare, or that constitutes a public nuisance as defined by Section 3480 of the California Civil Code. Such conditions shall include but shall not be limited to the following: Excavations, ponds, pools, or unenclosed or empty swimming pools that may be an attractive nuisance to children or in such other condition as may be detrimental to the public health, safety, or general welfare. You are hereby requested to provide proper maintenance of your swimming pool. (GGMC 9.32.180(B)(7))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **10 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

Rita Cramer  
Code Enforcement Officer



July 07, 2014

CUC NGUYEN  
11402 FREDRICK DR  
GARDEN GROVE, CA 92840-3406

**Subject: Municipal Code Violations at 11402 FREDRICK DR**

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Rita Cramer  
Code Enforcement Officer



## CASE# 161728

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### 11402 FREDRICK DR - LDR

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# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 128695

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### 11402 FREDRICK DR - LDR

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- Report**
- [Inspections](#)
- [Notice Letters](#)
- [Photos](#)
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- [Invoices](#)
- [Comments](#)

#### Reactive Report

**Inspector:** Ralph Hernandez      **RD#**      123

**Date/Time:** 02/14/08 - 12:00 AM      **N.O.V Date:** 02/14/08

**Reinspection:**      **Closed Date:** 04/15/08

**Referred to N.I.:**

#### COMPLAINING PARTIES

None.

#### VIOLATION CODE:

05 Business in Residential

#### CITATIONS

None.

#### EXPLANATION OF VIOLATION / COMPLAINT:

None.

#### PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 128694

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments

#### Reactive Report

**Inspector:** Ralph Hernandez      **RD#**      123

**Date/Time:** 02/14/08 - 12:00 AM      **N.O.V Date:** 02/14/08

**Reinspection:**      **Closed Date:** 04/15/08

**Referred to N.I.:**

#### COMPLAINING PARTIES

None.

#### VIOLATION CODE:

02 Commercial Vehicle

#### CITATIONS

None.

#### EXPLANATION OF VIOLATION / COMPLAINT:

None.

#### PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 128133

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

[Reminders](#) | [Other cases at this address](#) | [Create a new case](#)

- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments

#### Reactive Report

**Inspector:** Ralph Hernandez      **RD#**      123

**Date/Time:** 01/24/08 - 12:00 AM      **N.O.V Date:** 01/24/08

**Reinspection:**      **Closed Date:** 04/15/08

**Referred to N.I.:**

#### COMPLAINING PARTIES

None.

#### VIOLATION CODE:

10.1 Front Yard Fence Height

#### CITATIONS

None.

#### EXPLANATION OF VIOLATION / COMPLAINT:

None.

#### PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 128132

Actions: [Re-open](#) | [Print](#) | [PDF](#)

### 11402 FREDRICK DR - LDR

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- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments

#### Reactive Report

**Inspector:** Ralph Hernandez      **RD#**      123

**Date/Time:** 01/24/08 - 12:00 AM      **N.O.V Date:** 01/24/08

**Reinspection:**      **Closed Date:** 04/15/08

**Referred to N.I.:**

#### COMPLAINING PARTIES

None.

#### VIOLATION CODE:

07.9 Landscape Maintenance

#### CITATIONS

None.

#### EXPLANATION OF VIOLATION / COMPLAINT:

None.

#### PROPERTY / WATER / BUSINESS OWNER INFORMATION:



# Code Enforcement System

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Thursday, April 04, 2019

## CASE# 128130

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### 11402 FREDRICK DR - LDR

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**Report**

[Inspections](#)

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[Comments](#)

Reactive Report

**Inspector:** Ralph Hernandez **RD#** 123

**Date/Time:** 01/24/08 - 12:00 AM **N.O.V Date:** 01/24/08

**Reinspection:** **Closed Date:** 04/15/08

**Referred to N.I.:**

**COMPLAINING PARTIES**

None.

**VIOLATION CODE:**

04.1 Storage of Debris

**CITATIONS**

None.

**EXPLANATION OF VIOLATION / COMPLAINT:**

None.

**PROPERTY / WATER / BUSINESS OWNER INFORMATION:**



## CASE# 125022

Actions: [Re-open](#) | [Print](#) | [PDF](#)

## 11402 FREDRICK DR - LDR

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<b>Report</b>	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
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### Reactive Report

**Inspector:** Ralph Hernandez      **RD#**      123

**Date/Time:** 07/24/07 - 12:00 AM      **N.O.V Date:** 07/24/07

**Reinspection:**      **Closed Date:** 08/06/07

**Referred to N.I.:**

### COMPLAINING PARTIES

None.

### VIOLATION CODE:

04.1 Storage of Debris

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

None.

### PROPERTY / WATER / BUSINESS OWNER INFORMATION: