



9-12-19

DAT HUYNH / GLANG NGUYEN
12811 JOSEPHINE ST
GARDEN GROVE, CA 92841

Subject: **Municipal Code Violations at 12811 JOSEPHINE ST**

The City of Garden Grove is committed to working with business and property owners in a joint effort to preserve and maintain clean, well-kept business neighborhoods that will attract customers. The following violation(s) has/have been observed at your business/property: **un-permitted construction, additions, alterations, conversions, occupied garage.**

You may not use a garage, shed, or an accessory building as a dwelling unit, sleeping area or any other habitable living area. All alterations, installations, and utility hookups done without a building permit must be removed. **The garage door must be operable to provide vehicular access. You are hereby required to obtain a demolition permit, discontinue occupancy of the garage, shed or accessory structure on your property, and return the structure to its intended use. (GGMC 9.32.020(E)(1))**

Any owner or authorized agent who has or intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. **You must obtain demolition permits for all un-permitted alterations on the property, including, but not limited to:**

- un-permitted garage conversions/occupations
- un-permitted dwellings/units, including bedrooms and/or bathrooms and/or kitchens
- un-permitted additions, alterations or sub-divisions
- improperly installed/non-functioning water heaters and/or other utilities
- un-permitted drywall
- un-permitted electricity meters

(G.G.M.C. 18.04) (C.B.C. 105.1).

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **7 day(s)** 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) 741-5353. My office hours are 7:30 a.m. to 8:30 a.m. and 4:30 p.m. to 5:30 p.m. Monday through Friday. City Hall is closed every other Friday.

Ralph Hernandez
Code Enforcement Officer