

February 15, 2017

CERTIFIED

**Kim Ho
11772 Rexford Rd
Garden Grove, CA, 92840**

Dear Ms. Ho,

Subject: **Property Inspection at 11772 Rexford Rd. Garden Grove**

The Community and Economic Development Department, Building Services Division, conducts routine inspections and investigates complaints of buildings and structures within the City of Garden Grove so as to assure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health and welfare.

An inspection of your property was conducted on **(February 15, 2017)**. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. *Four detached storage sheds 10x12, 120sq feet built in backyard. Water heater and sink has been installed in one of the sheds without permits or inspections. Only three structures are allowed to be built on the property. Remove two of the structures and obtain approvals, inspections, and permits for the water heater, sink, and electrical installed. Or obtain demolition permits and remove and cap off at its source all plumbing, and electrical.
2. *A permitted patio enclosure has been converted into a room addition without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits, and inspections. Or obtain a demolition permit and remove or restore the enclosure back to its permitted condition and use. Call for an inspection.

We are sending this letter to urge you to take immediate action to correct the items above. By first obtaining the appropriate permits for those items identified with an asterisk (*) above, and our subsequent inspection and documentation of your repair work, we can provide you

11772 Rexford Rd.

February 15, 2017

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assurance that your structure will remain safe to occupy. With your assistance and cooperation, it is our hope that we can resolve this situation without having to commence a formal abatement process.

Please note that should a formal abatement process become necessary, State law prescribes certain procedures that may add significantly to your overall costs as a landowner. In addition to the possibility of prosecution in civil or criminal courts, we will be required to provide a copy of our "Notice and Order"¹ to all affected tenants and lien holders. We may also file the California State Franchise Tax Board's Notice of Non-Compliance that will temporarily stay your tax benefits as a landowner and we will also record a "Notice of Substandard Building" in the Office of the County Recorder. Finally, we will proceed to recover all costs incurred by the City for the abatement action.

It is our intent to avoid the foregoing process and to minimize any unnecessary costs to you. Please take immediate action to complete the repair work required within the prescribed time frame. I am available to answer any questions you may have or to meet with you as necessary to establish the best solution to the items listed above. Should we not receive a response to this request within **30** days of the date of this letter, we will proceed to conduct a re-inspection of your property on, or about (Monday March 20, 2017).

In conclusion, please contact our office before you begin any repair activity. Our Permit Center staff can assist in answering your questions about the permit process and our building abatement program. They can be reached at (714) 741-5307 and I can be reached at (714) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community and Economic Development Department
Reggie Meigs, Interim Building Official

By: _____
Jayme Ahlo, Building Inspector

¹ The "Notice and Order" starts the formal abatement process and will be sent only if it is determined that repair work has not been completed in a satisfactory, or timely manner.

March 23, 2017

CERTIFIED

Kim Ho
11772 Rexford Rd.
Garden Grove, CA 92840

Case No. 20170034

Subject: **7-day Notice at: 11851 Mustang Dr., Garden Grove, CA 92843**

Dear Ms. Ho

Review of our records fail to show progress or completion on your part to resolve the following matters described in the Notice of violation letter mailed to you on February 21, 2017.

An inspection of your property was conducted on or about February 15, 2017. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. *Four detached storage sheds 10x12, 120sq feet built in backyard. Water heater and sink has been installed in one of the sheds without permits or inspections. Only three structures are allowed to be built on the property. Remove two of the structures and obtain approvals, inspections, and permits for the water heater, sink, and electrical installed. Or obtain demolition permits and remove and cap off at its source all plumbing, and electrical.
2. *A permitted patio enclosure has been converted into a room addition without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits, and inspections. Or obtain a demolition permit and remove or restore the enclosure back to its permitted condition and use. Call for an inspection.

We are requesting that you take immediate action to clear these violations. You are directed to complete the corrections and call for a final inspection within the next **7-days** or a notice of Substandard Building may be recorded on the property title with the County Recorder's office which will be removed only when all corrections have been completed.

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call me at (714) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Reggie Meigs, Interim Building Official

By: _____
Jayme Ahlo, Building Inspector



CITY OF GARDEN GROVE

April 6, 2017

CERTIFIED

Kim Ho
11772 Rexford Rd.
Garden Grove, CA 92840

Case No. 20170034

Subject: **7-day Notice at: 11772 Rexford Rd., Garden Grove, CA 92840**

Dear Ms. Ho

Review of our records fail to show progress or completion on your part to resolve the following matters described in the Notice of violation letter mailed to you on February 21, 2017.

An inspection of your property was conducted on or about February 15, 2017. During this inspection, the following items were discovered which must be repaired, replaced, removed or demolished so as to reduce any potential hazard to building occupants or the general public.

1. *Four detached storage sheds 10x12, 120sq feet built in backyard. Water heater and sink have been installed in one of the sheds without permits or inspections. Only three structures are allowed to be built on the property. Remove two of the structures and obtain approvals, inspections, and permits for the water heater, sink, and electrical installed. Or obtain demolition permits and remove and cap off at its source all plumbing, and electrical.
2. *A permitted patio enclosure has been converted into a room addition without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits, and inspections. Or obtain a demolition permit and remove or restore the enclosure back to its permitted condition and use. Call for an inspection.

We are requesting that you take immediate action to clear these violations. You are directed to complete the corrections and call for a final inspection within the next **7-days** or a notice of Substandard Building may be recorded on the property title with the County Recorder's office which will be removed only when all corrections have been completed.

We sincerely solicit your cooperation in correcting these conditions. If we can provide further information or assistance, please call me at (714) 741-5338. Thank you again for your immediate attention to this matter.

Sincerely,

Community Development Department
Reggie Meigs, Interim Building Official

By:


Jayme Ahlo, Building Inspector

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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 April 6, 2016 I served the foregoing document(s) described as

"7-Day Notice"

- by placing
- The original A true copy thereof enclosed in sealed envelopes addressed as follows:

Kim Ho, 11772 Rexford Rd., Garden Grove, CA 92840

- (BY MAIL, Certified or First Class) 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 hand delivered and posted the documents at the address listed.
- (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on April 6, 2016 at Garden Grove, California.



Jayne Ahlo

Building Inspector



CITY OF GARDEN GROVE

April 19, 2016

CERTIFIED MAIL

Kim Ho
11772 Rexford Rd.
Garden Grove, CA 92840

RE: Notice and Order of Building Official to Repair Substandard Building
Location: 11772 Rexford Rd.

Name of Owner(s) of Record: Kim Ho
Address of Record Owner(s): 11772 Rexford Rd.
Garden Grove, CA 92840

The Community Development Department, Building Services Division makes routine inspections of buildings and structures within the City of Garden Grove that seek to ensure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health, safety and welfare.

An inspection of the property at 11772 Rexford Rd., which our records indicate is owned or controlled by you, was made on or about February 15, 2017 by the City of Garden Grove, Building Services Division. This inspection disclosed that violations of the California Residential Code, and the Garden Grove Municipal Code.

THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT FEBRUARY 15, 2017 AT THE SUBJECT PROPERTY AND MUST DEMOLISH AND REMOVE SHEDS AND CONVERT PATIO ENCLOSER BACK TO ITS PERMITTED CONDITION AS APPROPRIATE TO BRING THE STRUCTURE INTO COMPLIANCE WITH THE ABOVE REFERENCED CODES. PERMITS MUST BE ISSUED FOR THOSE ITEMS NOTED WITH AN ASTERISK (*).

1. *Four detached storage sheds 10x12, 120sq feet built in backyard. Water heater and sink has been installed in one of the sheds without permits or inspections. Obtain Planning division approvals for set backs of sheds and lot coverage. Garden Grove Municipal Code allows for three detached structures plus the dwelling on the property. Obtain approvals, inspections, and permits for the water heater, sink, and electrical installed. Or obtain a demolition permit and remove non permitted installations. Remove and cap off all electrical and plumbing at its source. Garden Grove Municipal Code, Title 9 sec. 9.12.040.030 Special Requirements—Single-Family Homes in R-2 and R-3 Zones.

2. *A permitted patio enclosure has been converted into a room addition without Planning Division approvals, permits or inspections. Submit plans, obtain approvals, permits, and inspections. Or obtain a demolition permit and remove or restore the enclosure back to its permitted condition and use. Call for an inspection. 2016 CRC SECTION R105.1, 2016 CRC SECTION AH 102 / AH 103.

YOU ARE ORDERED TO:

REPAIR/RESTORE: If you should choose to abate by repair, construction plans for the above listed violations shall be prepared, stamped and submitted by a licensed architect or engineer and permits obtained by May 18, 2017.

Permits shall be obtained for those corrections noted with an asterisk (*) above and repair work of all corrections shall commence not later than 30 days from the date of this notice. Repair work shall continue to progress in a timely manner, be completed and all inspections approved by this office not later than 5:00 PM, Monday, June 19, 2017. Permits may be obtained at the Permit Center, located on the first floor of the City Hall. Our counter personnel are available to assist you.

Repair work not commenced within the time specified may result in the following actions:

- The Building Official may order the building vacated and posted to prevent further occupancy until the repair work is completed.
- The Building Official may proceed to cause the work to be done and charge the costs thereof against the property or the owner.

DEMOLISH: Should you choose to remove the non-permitted structures, a demolition permit shall be issued not later than 5:00 PM, Thursday, April 27, 2017, and all demolition work shall be completed and inspection approved not later than 10 days after the issuance of the demolition permit. Such demolition shall include removal of the building or structure, debris, etc., and the proper termination of all utility, water and sanitation lines serving the building or structure. The demolition permit may be obtained at the Permit Center, located on the first floor of City Hall. Our counter personnel are available to assist you.

PROCEDURE AND CONSEQUENCES FOR NONCOMPLIANCE: Should the deadlines above expire, we will conduct a reinspection of the property on or about the date of expiration established above. If it is determined that the

above substandard conditions, or any portion thereof, continue to exist, we will have no choice but to proceed with the following:

1. The matter may be sent to the City Attorney's office for criminal prosecution. Each day of violation may constitute a separate misdemeanor, the penalty for which is \$500 and a maximum of six (6) months in jail for each violation. Reference GGMC §1.04.010.
2. The Building Official may file a "Certificate of Dangerous Building" with County Recorder which certifies that the property is substandard. NOTE: A check for \$11.00, made payable to the Orange County Recorders Office, must be provided to the Building Service Division after completion and inspection approval of the substandard conditions, in order to release this certificate.
3. In accordance with State law, the City will file a "Notice of Noncompliance" (on substandard rental housing and/or on vacant structures) with the State Franchise Tax Board and the Orange County Recorder's office. Such Notice may result in the denial of State income tax deductions claimed for interest, taxes, depreciation or amortization paid or income in the taxable year with respect to such substandard rental housing.
4. Civil Abatement: In addition to the aforementioned consequences, the building official may commence civil abatement proceedings against you. The purpose of this action is to cause the repair of the building. Through a civil abatement action, among other remedies the City may seek to permanently enjoin you from maintaining the property in a substandard condition; the City may seek to obtain an order compelling you to provide or pay relocation benefits to each tenant displaced during the repair of the building; and, the City may seek to obtain an order requiring you to pay all reasonable and actual costs incurred by the City in conjunction with the action, including but not limited to attorneys fees and costs, and the issuance of an Administrative Citation with a fine of up to \$1000. (California Health and Safety Code section 17980.7).

This letter constitutes your notice and order to repair the building at 11772 Rexford Rd. All necessary permits shall be obtained and repairs completed as specified above.

You may appeal this Notice and Order to the Garden Grove Administrative Board of Appeals by filing a written appeal within twenty (20) days of the date of this notice and order. Forms for appeal may be obtained from the City Clerk's Office in the City Hall. Failure to appeal shall constitute a waiver of any and all rights.

Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

We sincerely solicit your cooperation in correcting these substandard conditions. If we can provide further information or assistance, please contact (Jayme Ahlo) at (714-741-5338) or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,



Community Development Department
Lisa Kim, Community Development Director

INSPECTION #20170034

c: (Lienholder(s)) Kim Ho,
Kim Ho Revocable living trust

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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 April 19, 2016 I served the foregoing document(s) described as

"Notice and Order"

- by placing
- The original A true copy thereof enclosed in sealed envelopes addressed as follows:

Kim Ho, 11772 Rexford Rd., Garden Grove, CA 92840

(BY MAIL, Certified or First Class) 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 hand delivered and posted the documents at the address listed.

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

Executed on April 19, 2016 at Garden Grove, California.



Jayme Ahlo

Building Inspector