



# Building Abatement System

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Wednesday, December 18, 2019

## CASE# 20190030

## 12262 CORVETTE ST - LDR

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Case closed. Approved by Michael Austin on 05/07/19.

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**Inspector:** Michael Austin      **RD#** 083

**Date/Time:** 02/25/19 - 08:38 AM      **N.O.V Date:**

**Notice/Order Date:** 03/04/19      **Notice/Order Closed Date:**

**Reinspection:** 04/05/19      **Closed Date:** 05/07/19

**Referred to N.I.:** 03/04/19

### COMPLAINING PARTIES

**Name:** [REDACTED] **Phone:** None.

### VIOLATION CODE:

08 Substandard housing conditions

### EXPLANATION OF VIOLATION / COMPLAINT:

SSB conditions: Hoarding

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** FLAJOLE, WILLIAM W      **Phone #:** None.

**Address:** 12262 CORVETTE ST , GARDEN GROVE, CA 92841-3605

**Water Account#:** 140285071

**Name:** FLAJOLE, WILLIAM      **Phone #:** [REDACTED]

**Address:** 12262 CORVETTE ST, GARDEN GROVE, CA, 92841-3605



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**05/07/19 - 08:33 AM**

**Michael Austin**

All corrections completed. Dwelling sold and rehabbed.

[Edit](#)

**04/05/19 - 01:40 PM**

**Michael Austin**

N.O. deadline date inspection: Dwelling vacant. InOp vehicles removed. Interior of dwelling was cleared of all personal belongings. NEW Owner to obtain reroof permits and cut back all vegetation. A mold clearance report is required due the mold visible on two bedroom and one bathroom walls. 30-day extension granted.

[Edit](#)

**03/26/19 - 07:17 AM**

**Michael Austin**

Thank you for the response. Prior to closing the case, ALL corrections must be completed. I understand your father wishes to sell the property to his neighbor, however the provision to transfer ownership must be complied with as this case is still open. Upon receipt of the notarized statement I will be more than happy to confer with the prospective buyer on the remaining corrections.

Thank You,

Michael Austin



Edit

**03/25/19 - 01:43 PM****Michael Austin**

Ms Gross, I have yet to hear back from you or your family with regard to the Notice And Order directing specific repairs on the property at 12262 Corvette St. You had previously stated your family's intent to correct the violations. Today I received a phone message from [REDACTED] He indicated an interest in acquiring the property and wanted to know what was needed from the City. Note that it is unlawful to transfer ownership of a property under a City issued Notice and Order. For your convenience I have attached is copy of the section with regard to Transfer of Ownership. 2015 IPMC sec. [A] 107.6. In the event you wish to transfer ownership and prior to my conversing with [REDACTED] it will be necessary for the OWNER to provide me a notarized document specifically as the section describes. In the event this does not occur, the property title may become clouded with recording as a Substandard Building. Please let me know your intent in this matter.

Thank You,

Michael Austin

Edit

**03/04/19 - 02:47 PM****Michael Austin**

On Feb. 28 the following items were observed: Derek Flajole allowed access. Nick H. and Code Enforcement officers attended.

**REPAIRS**

Pursuant to Health and Safety Code sec. 17920.3 Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

1. The interior of the structure shall be maintained in good repair, structurally sound and in sanitary condition. The exterior of the property and premises shall be maintained in a clean, safe and sanitary condition. The premises shall be cleared of all materials, debris and belongings, so as to not create a blighting and unsafe condition. The exterior of the dwelling shall have all deteriorated wood or stucco repaired and painted. The interior shall be free of mold or other contaminants due to the leaking roof. A mold clearance report may be required. All walls, ceilings, doors, flooring or other surfaces shall be thoroughly cleaned, patched, repaired, replaced and painted as necessary. Remove all conditions at the interior and exterior of the dwelling which represent life/safety hazards including the storage of excessive amounts of personal belongings creating blocked egress, fire hazards and a harborage for rats. All windows and doors shall be operable, lockable, screened and free of cracks or damage. Sleeping room windows and doors shall be maintained clear for emergency egress. Furthermore, the entry and egress to all doors, windows, halls including all habitable areas shall be cleared and accessible for emergency egress. The garage door shall be operable and allow for the passage of two vehicles. (Clear the garage of excessive storage.) 2015 IPMC sec. 301.2, 302.1, 302.5, 304.1, 305.1, 308, 309.

2. \*The existing roof on the dwelling has deteriorated and is in danger of collapse. Obtain permits and replace the roof covering in an approved manner. Call for inspections. You may contact the City Neighborhood Improvement Division at (714) 741-5140 to determine if you

are eligible for financial assistance if needed. 2015 IPMC sec. 108.1, 108.1.1, 108.1.5. HSC 17020.3

3. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Remove all inoperable vehicles from the premises. (GGMC 9.32.170(B))

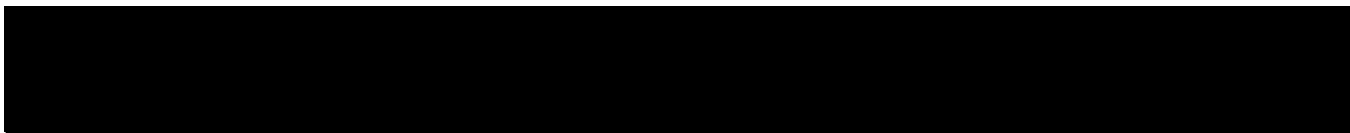
4. Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. Grass higher than 8 inches or weeds higher than 18 inches shall be considered overgrown. You are hereby required to remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line. (GGMC 9.32.200(B)(6)), (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

Edit

**02/25/19 - 03:23 PM**

**Michael Austin**

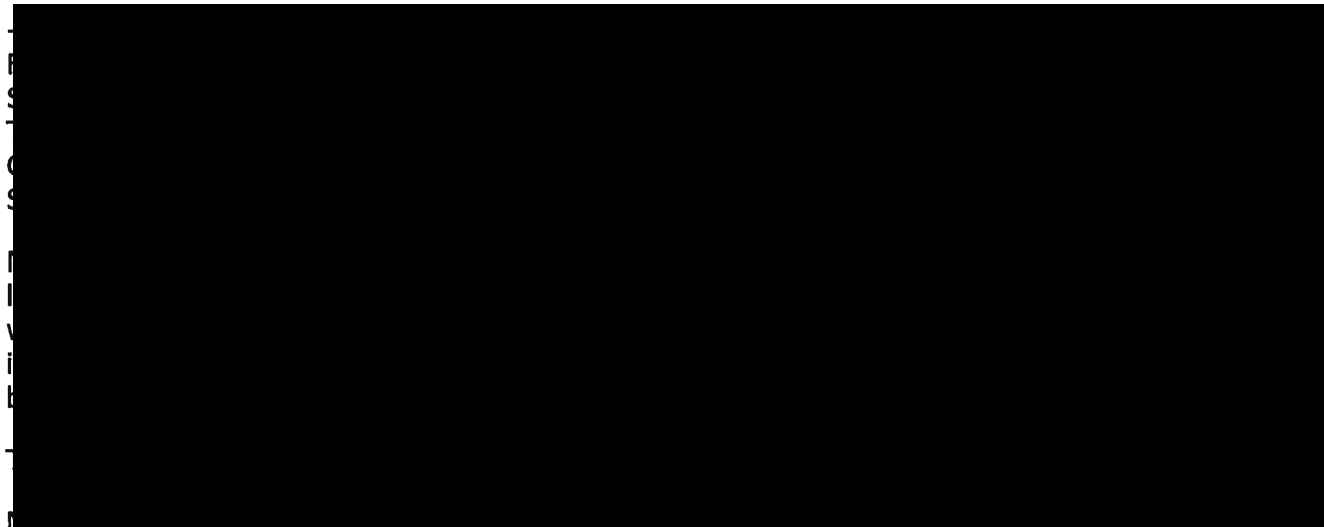
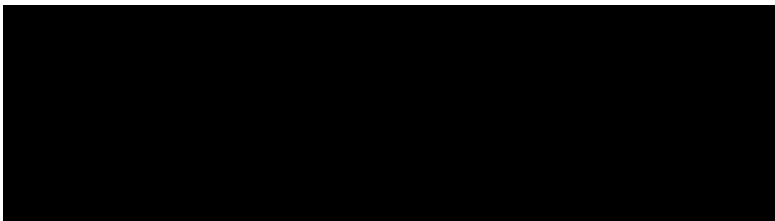
I went to the dwelling and noted several inop cars and the exterior of the dwelling in very poor condition. Roof is subject to collapse. No answer at the door.



Edit

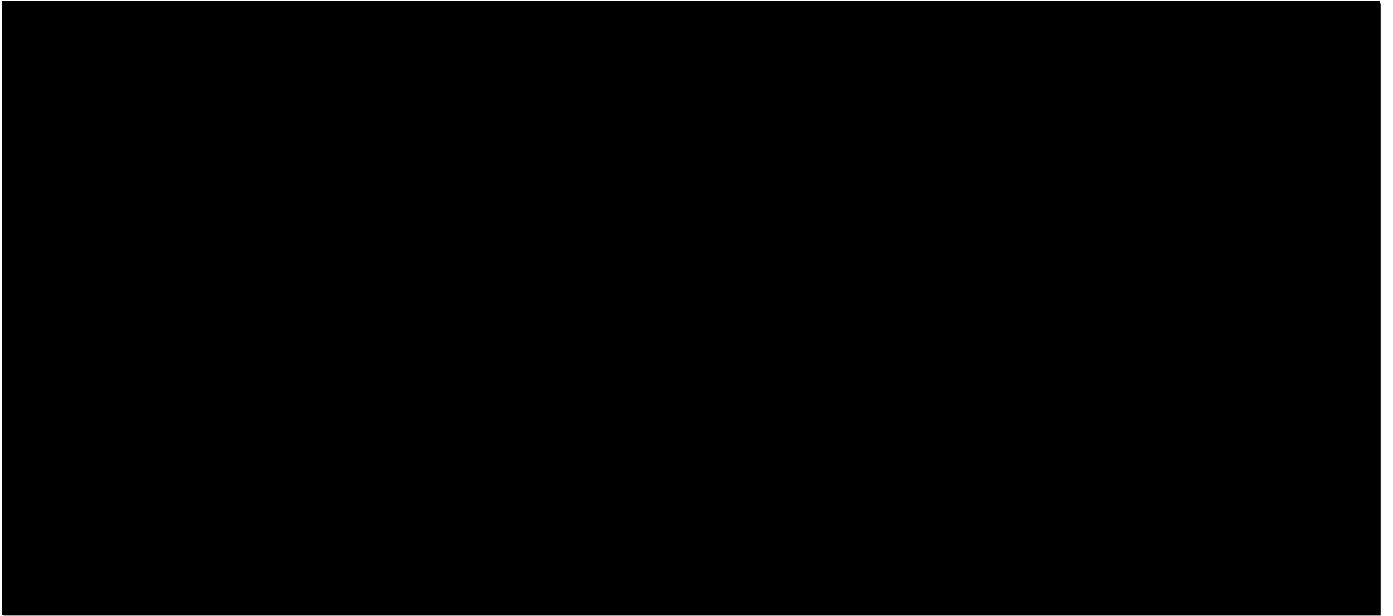
**02/25/19 - 03:22 PM**

**Michael Austin**



Michael Austin  
Supervising Building Inspector  
Building & Safety Division  
Community and Economic Development Department  
(714) 741-5172





Edit



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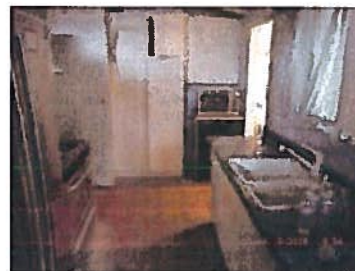
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[Comments](#)

New Photos:

[Download all photos](#)

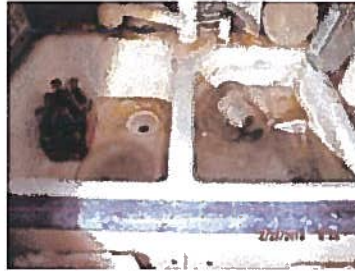
### Photos taken on: 04/05/19



### Photos taken on: 02/28/19















## CITY OF GARDEN GROVE

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March 4, 2019

**CERTIFIED MAIL**

William Flajole  
Coventry Court  
2040 Euclid St  
Room 38, Bed A  
Anaheim, CA 92802

**RE: Notice and Order of Building Official to Repair Substandard Building  
Location: 12262 Corvette St**

**Name of Owner(s) of Record: William W./Judith Ann Flajole  
Address of Record Owner(s): 12262 Corvette St.  
Garden Grove CA 92841**

The Community and Economic Development Department, Building & Safety 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 12262 Corvette St., which our records indicate is owned or controlled by you, was made on or about February 28, 2019, by the City of Garden Grove, Building Services Division. This inspection disclosed that violations of the California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, International Property Maintenance Code, and the Garden Grove Municipal Code, exist to such an extent that the building or structure endangers the public health, safety and welfare.

**THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT February 28, 2019, AT THE SUBJECT PROPERTY AND MUST BE REPAIRED, REPLACED OR REMOVED AS APPROPRIATE TO BRING THE STRUCTURE INTO COMPLIANCE WITH THE ABOVE REFERENCED CODES.**

PERMITS MUST BE ISSUED FOR THOSE ITEMS NOTED WITH AN ASTERISK (\*).

## **REPAIRS**

*Pursuant to Health and Safety Code sec. 17920.3 Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:*

1. The interior of the structure shall be maintained in good repair, structurally sound and in sanitary condition. The exterior of the property and premises shall be maintained in a clean, safe and sanitary condition. The premises shall be cleared of all materials, debris and belongings, so as to not create a blighting and unsafe condition. The exterior of the dwelling shall have all deteriorated wood or stucco repaired and painted. The interior shall be free of mold or other contaminants due to the leaking roof. A mold clearance report may be required. All walls, ceilings, doors, flooring or other surfaces shall be thoroughly cleaned, patched, repaired, replaced and painted as necessary. Remove all conditions at the interior and exterior of the dwelling which represent life/safety hazards including the storage of excessive amounts of personal belongings creating blocked egress, fire hazards and a harborage for rats. All windows and doors shall be operable, lockable, screened and free of cracks or damage. Sleeping room windows and doors shall be maintained clear for emergency egress. Furthermore, the entry and egress to all doors, windows, halls including all habitable areas shall be cleared and accessible for emergency egress. The garage door shall be operable and allow for the passage of two vehicles. (Clear the garage of excessive storage.) 2015 IPMC sec. 301.2, 302.1, 302.5, 304.1, 305.1, 308, 309.
2. \*The existing roof on the dwelling has deteriorated and is in danger of collapse. Obtain permits and replace the roof covering in an approved manner. Call for inspections. You may contact the City Neighborhood Improvement Division at (714) 741-5140 to determine if you are eligible for financial assistance if needed. 2015 IPMC sec. 108.1, 108.1.1, 108.1.5. HSC 17020.3
3. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Remove all inoperative vehicles from the premises. (GGMC 9.32.170(B))

4. 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)), (GGMC 9.08.40.050(B); 9.08.40.080(A)(4)(6), 9.12.40.110(A)(4)(6))

The conditions listed above have been found to create a hazard to life, limb, health, property, safety or welfare of the public and occupants thereof and are hereby declared to be dangerous and a public nuisance in accordance with HSC 17920.3 AND IPMC Sec 108 respectively.

YOU ARE ORDERED TO **VACATE** AND:

**VACATE:** The building or structure, or portion thereof, more commonly referred to as 12262 Corvette St shall be vacated no later than 5:00 PM, Thursday, February 28, 2019. The dwelling shall be secured so as to prevent any occupancy and/or trespassing by any persons until all corrections are complete and final inspection is approved. The structure has been posted "Vacate - Do Not Occupy." Should the building or structure, or portion thereof not be vacated and secured by the above listed date and time, the structure may be closed and secured and any costs may be recovered via lien recorded against said property pursuant to IPMC section 108.2.

**REPAIR/RESTORE:** If you should choose to abate by repair, permits for the above listed violations shall be obtained by April 5, 2019.

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, April 5, 2019. 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.

**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 may proceed with any combination of the following:

1. The matter may be sent to the City Attorney's office for criminal prosecution. Each day of violation constitutes a separate and distinct misdemeanor criminal violation, the penalty for which is \$1,000.00 and/or a maximum of six (6) months in jail for each violation. Reference GGMC §1.04.010.
1. The Building Official may file a "Notice of Substandard Building" with the Office of the County Recorder pursuant to California Government Code section 38773.5(e), which will not be removed until all of the violations at the Property have been abated.
2. In accordance with State law, the City will file a "Notice of Noncompliance" (on substandard rental housing and/or on structures vacant for 90 days or more) as well as this Notice and Order 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 incurred in the taxable year with respect to such substandard rental housing. See, CA Health & Safety Code section 17980.7, IMPC section 106.3, Revenue and Taxation Code 17274, 24436.5.
4. Civil Action: 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 attorney's fees and costs, and the issuance of Administrative Citations with a fine of up to \$1,000 for each day in which a violation occurs. (California Health and Safety Code Section 17980.7; GGMC chapter 1.22)

5. Nuisance Abatement: Additionally, the City may seek a warrant from the Orange County Superior Court authorizing City personnel and/or private contractors to enter onto the Property and at abate all violations outlined in this notice via rehabilitation or, if necessary, demolition of the building and structures on the Property. In the event that the City abates the violations on the Property, we will seek to recovery any and all abatement costs expended, including the costs for staff time and attorney's fees necessary to complete the abatement. Such costs may be assessed against you personally, or against the Property.
6. Finally, failure to take the corrective actions outlined in this Notice may result in the City seeking appointment of a receiver to take control of and manage the Property to abate the nuisances pursuant to California Health and Safety Code section 17980.7(c). Pursuant to CA Health and Safety Code section 17980.7, a court may order (1) Imposition of penalties against you as provided by Health & Safety Code section 17995 et seq., (2) that you may not claim any deduction with respect to state tax for interest, taxes, expenses, depreciation or amortization paid or incurred in the taxable year with respect to the cited structure in the taxable year of this Notice in accordance with California Revenue & Taxation Code sections 17274 and 24436.5, and (3) that you may not claim the above referenced tax benefits for the following tax year. Additionally, the City will seek to recovery any and all abatement costs expended, including the costs for staff time and attorney's fees necessary to investigate and obtain appointment of said receiver.

This letter constitutes your notice and order to repair the building at 12262 Corvette St. All necessary permits shall be obtained and repairs completed as specified above.

**Appeal of Notice and Order:** You may appeal this Notice and Order pursuant to the provisions of IPMC section 111 et seq. and GGMC Chapter 2.54. Such appeal shall be made, in writing, within 20 days, and shall be filed with the City Clerk, together with a filing fee in an amount as may be prescribed by the City Council by resolution. Forms for appeal may be obtained from the City Clerk's Office in the City Hall. Failure to appeal this notice shall constitute a waiver of any right to an administrative hearing and determination of the matter.

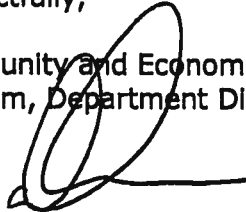
Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

This notice is being issued by the City of Garden Grove, which is located at 11222 Acacia Parkway, Garden Grove, CA 92840.

We sincerely solicit your cooperation in correcting these substandard conditions. If we can provide further information or assistance, please contact Michael Austin at (714) 741-5172 or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community and Economic Development Department  
Lisa Kim, Department Director

A handwritten signature in black ink, appearing to read 'David Dent', is written over the text of the Community and Economic Development Department.

David Dent  
Chief Building Official

INSPECTION #20190030

c: (Derek Flajole/Suzanne Gross)



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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 June 25, 2018 I served the foregoing document(s) described as

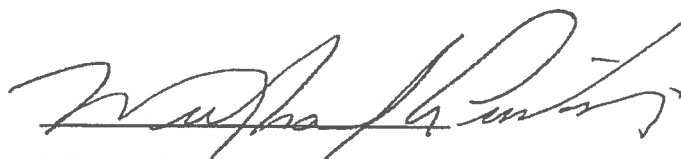
**"Notice and Order"**

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

**William W. /Judith Ann Flajole, 12262 Corvette St., Garden Grove, CA 92841**

- (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 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 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 March 4, 2019 at Garden Grove, California.



Mike Austin

Supervising Building Inspector