



## Code Enforcement System

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Wednesday, May 27, 2020

**CASE# 182769**
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13801 SHIRLEY ST 42 - R-3

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## Reactive Report

[Edit](#) | [Delete](#)**Inspector:** Jake Tran **RD#** 126**Date/Time:** 04/13/20 - 12:04 PM **N.O.V Date:****Reinspection:** [Timestamp now](#) **Closed Date:** 05/26/20**Referred to N.I.:****COMPLAINING PARTIES****Name:** [REDACTED] **Phone:** [REDACTED]**VIOLATION CODE:**

09.2 Living in a Garage or Shed

**CITATIONS**

None.

**EXPLANATION OF VIOLATION / COMPLAINT:**

This condo complex has detached garages that are assigned to each unit. Unit 42's assigned garage is 109/110. There have been reports to the HOA of people living in the garage in a van. This was resolved until now, a room like structure was built in the garage a few months ago. In multiple occasions (different times of the day and multiple times in a day) I've observed the garage door open or slightly open were individual(s) have come in and out of the room like structure in the garage. CR-10143:AA

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



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**05/08/20 - 02:34 PM**

**Marcos Valadez**

Inspection with Armando H. Enclosure was brought down, tenant said she only put it up to divide her belongings from the owners son.

[Edit](#)

**04/28/20 - 01:50 PM**

**Jake Tran**

Upon inspection, the garage door was locked so I knocked on the door of unit 42. A Caucasian male answered the door and I informed him that I am here for a follow-up inspection regarding someone living in the garage. He stated that no one is living in the garage. I asked him if he would open the garage for me to inspect. He responded that he does not have the key and his daughter Lisa has it. He said that she should be back soon. I gave him the card and told him to have Lisa call me to schedule a follow-up inspection. He acknowledged and I left the property without incident. JT [photos]

[Edit](#)

**04/14/20 - 02:31 PM**

**Jake Tran**

Upon inspection, I encountered a female, who stated her name as Jessica. She said she is a friend of the tenant living at the unit 42, garage 109/110. The garage door was opened and I saw a small room with plywood walls. I could see a bed and a fan in the room. I asked her if she knew when her friend would be home, she said no. Send notice of violation. JT [photos]

[Edit](#)

April 14, 2020

RESIDENT(S)  
13801 SHIRLEY ST 42,  
GARDEN GROVE, CA 92843

Subject: **Municipal Code Violations at 13801 SHIRLEY ST 42.**

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

**Multi-Family Residential Zoned Property – Permitted Uses.** *Land, buildings and other facilities shall be designed, developed and used only for those activities listed for the various zones on Table 1 in this section entitled City of Garden Grove Land Use Matrix. (GGMC § 9.12.020.030)* **Garage cannot be used as a habitation without approved permit. Please remove the bed and plywood and use the garage as intended purpose.**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **fourteen (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 or a citation may be issued.

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)741-5338. My office hours are 8:30 a.m. to 9:30 a.m. and 1:30p.m. to 2:30p.m. Monday through Friday. City Hall is closed every other Friday.



Jake Tran  
Code Enforcement Unit

(See reverse side for photos)

