



Code Enforcement System

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Wednesday, November 24, 2021

CASE# 183248

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

11662 FLAMINGO DR - R-1-7

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

Case closed. Approved by Carl Houston on 08/02/21.

[Other closed cases](#)

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments
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Reactive Report

[Edit](#) | [Delete](#)
Inspector: Rita Cramer **RD#** 092

Date/Time: 06/18/20 - 02:03 PM **N.O.V Date:**
Reinspection: Timestamp now **Closed Date:** 07/29/21
Referred to Building & Safety: **Red tagged:**

COMPLAINING PARTIES

Name: [REDACTED] **Phone:** [REDACTED]

VIOLATION CODE:

09.2 Living in a Garage or Shed
 18.4 B.O.T.C. Rental
 23 California Building Code Violation(s)
 27 Yard Setback

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

inspection results 04-06-21 R. Cramer - Obtain demo permits for the following unpermitted additions/alterations: 1) REMOVE PERGOLA (17 X 11) ALONG SOUTH ELEVATION WITHIN SOUTH SIDE YARD SETBACK TO INCLUDE ELECTRICAL 2) REMOVE SHED (16 X 8) ALONG SOUTH ELEVATION WITHIN SOUTH SIDE YARD SETBACK 3) REMOVE AWNING FROM SOUTH ROOF 4) REMOVE ADDITION (6 X 18) ALONG SOUTH ELEVATION OF PERMITTED PATIO ENCLOSURE (P#16-0098) 5) REMOVE FLEXIBLE PLASTIC HOSE AND PVC PIPE FOR SPRINKLER WATER LINE AT EAST ELEVATION 6) OBTAIN PERMIT FOR WATER HEATER C/O (RHEEM 2018) AND WOOD ENCLOSURE 7) REMOVE PATIO ENCLOSURE ALTERATIONS (CEILING, LIGHTING, OUTLETS AND SWITCHES) AND RESTORE TO ITS ORIGINAL PERMITTED CONDITION. 8) REMOVE WOOD FRAMING WITHIN THE 5 FT NORTH SIDE AND EAST REAR YARD SETBACKS *NO PERMIT NEEDED* 9) (NPN) - REMOVE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND SUPPLIES FROM THE REAR AND SIDE YARD AREAS. 10) (NPN) - MOVE METAL SHED OUTSIDE OF THE 5 FT. SOUTH SIDE AND EAST REAR YARD SETBACK **COMPLAINT ONLY: Home owners built an ADU and patio awning that extends only a few inches away from their property line. Debris and water (when raining) frequently falls into the neighboring yard. CR-10855:photo:AA (non-permitted)Obtain demo permits for the following unpermitted additions/alterations:

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: BOZARJIAN, RICHARD S TR **Phone #:** None.
Address: 10802 WOODWARD LN , GARDEN GROVE,CA 92840-2223
Email:

Water Account#: 163075015
Name: NGOC HO **Phone #:** [REDACTED]
Address: 11662 FLAMINGO DR, GARDEN GROVE, CA, 92841-2614

Business Name: **Bus Lic#:** NO BOTC FOR RES RENTAL
Bus Owner: **Phone #:** None.
Address:



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[Other closed cases](#)

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+ Add

07/20/21 - 03:02 PM
Todd Hartwig

cc permit final ok to close case

Edit

06/03/21 - 03:37 PM
Todd Hartwig

still need 6,8 and 9 bal of permit is done

Edit

04/06/21 - 12:29 PM
Rita Cramer

I met with The property owner, Mai Huong Bozarjian, her son, Tommy Cheyenne and the tenant, Khoa Nguyen. Mai said she was unaware of any additions or alterations the tenant had done as she just "goes there to collect the rent". The property owner will need to Obtain a business license for the residential rental property.

Obtain demo permits for the following unpermitted additions/alterations:

- 1) REMOVE PERGOLA (17 X 11) ALONG SOUTH ELEVATION WITHIN SOUTH SIDE YARD SETBACK TO INCLUDE ELECTRICAL
- 2) REMOVE SHED (16 X 8) ALONG SOUTH ELEVATION WITHIN SOUTH SIDE YARD SETBACK
- 3) REMOVE AWNING FROM SOUTH ROOF
- 4) REMOVE ADDITION (6 X 18) ALONG SOUTH ELEVATION OF PERMITTED PATIO ENCLOSURE (P#16-0098)
- 5) REMOVE FLEXIBLE PLASTIC HOSE AND PVC PIPE FOR SPRINKLER WATER LINE AT EAST ELEVATION
- 6) OBTAIN PERMIT FOR WATER HEATER C/O (RHEEM 2018) AND WOOD ENCLOSURE
- 7) REMOVE PATIO ENCLOSURE ALTERATIONS (CEILING, LIGHTING, OUTLETS AND SWITCHES) AND RESTORE TO ITS ORIGINAL PERMITTED CONDITION.
- 8) REMOVE WOOD FRAMING WITHIN THE 5 FT NORTH SIDE AND REAR YARD SETBACKS
- 9) NO PERMIT NEEDED (NPN) - REMOVE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND SUPPLIES FROM THE REAR AND SIDE YARD AREAS.
- 10) NPN - MOVE METAL SHED OUTSIDE OF THE 5 FT. SOUTH SIDE AND EAST REAR YARD SETBACK

Edit

03/29/21 - 03:26 PM
Rita Cramer

As I had only been able to reach a phone number where I could not leave a message I attempted to contact the residents. A male subject opened the door and I identified myself and said I was there responding to a call we had received stating that they were ready to schedule an inspection. I asked the man his name and he said Barry Nguyen, he said he was the oldest son of the property owners. I provided him the phone number of the person who called us to say they were ready for an inspection and Barry said he did not recognize the phone number. I said if I was unable to speak with someone today I would just post a Request for Inspection Notice on the front door. Barry asked if I could just hand him the notice and he could give it to his parents. I said in order to do that I would need his information, which he provided. I explained to him the reasons why the inspection was requested and wrote it on the Inspection Request:

Contact my office within 3 days from today, by April 1, 2021 to schedule an inspection regarding the following concerns:

- Unpermitted ADU
- Unpermitted Patio Enclosure inversion to Habitable Space
- Unpermitted Carport
- Setback violations

Barry provided me with his CDL # and signed the Inspection Request, I handed him the yellow copy on which I had written both of my phone numbers and my email address.

Edit



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Photos taken on: 07/20/21



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[Edit](#)

Photos taken on: 06/03/21



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[Edit](#)



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[Edit](#)



[Edit](#)



[Edit](#)



[Edit](#)

Photos taken on: 04/06/21



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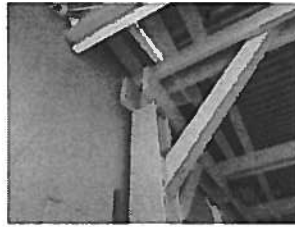
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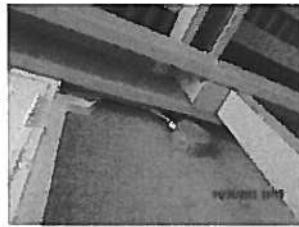
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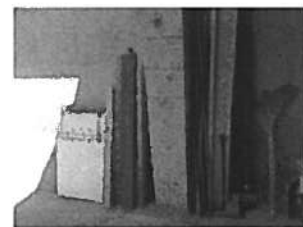
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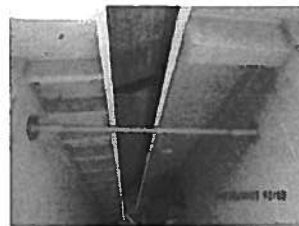
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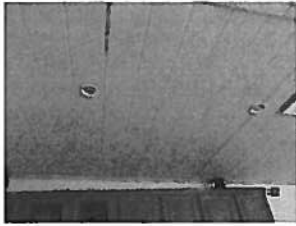
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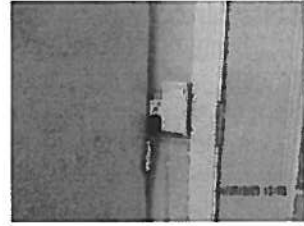
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Photos taken on: 03/29/21



Edit



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Edit

Photos taken on: 06/16/20



Edit



Location And Name Data

New LAND Search | Internet Home Page | Employee Directory

Search results for 11662 FLAMINGO DR [13237125] [-External Links-](#)

Thursday, February 04, 2021

Close matches: [-Close matches-](#)

Legend
 Buffer
 Print
 Select
 Clear
 Measure
 Full Extent
 Find Locations
 X

Address Info
11662 FLAMINGO DR

Permits
Masonry Fences 02/11/2016 226263
[show \(4\)](#)

Business Licenses
None.

Water Accounts
HO_NGOC_163075015

Planning
No planning cases found

OC Assessor
Owner: BOZARJIAN, RICHARD_S,TR

Imported Real Property (CoreLogic)
Owner: RICHARD BOZARJIAN

Archives
[Search archives](#)

PIP
[View in PIP](#)



Legend

- Address Types
- Benchmarks
- Fire Stations
- City Atlas Grid
- USGS Quads
- PLSS Grid
- City Owned Land
- Council Districts
 - District 1
 - District 2
 - District 3
 - District 4
 - District 5
 - District 6
- Police Districts
- Code Enforcement Coverage
- School District Layers
- Base Layers
 - Basemap
 - Geoserver Basemap
 - 2019 Aerials
 - 2018 Aerials
 - 2017 Aerials
- City Boundaries for Aerial

Scale | 1:250 0 selected



Location And Name Data

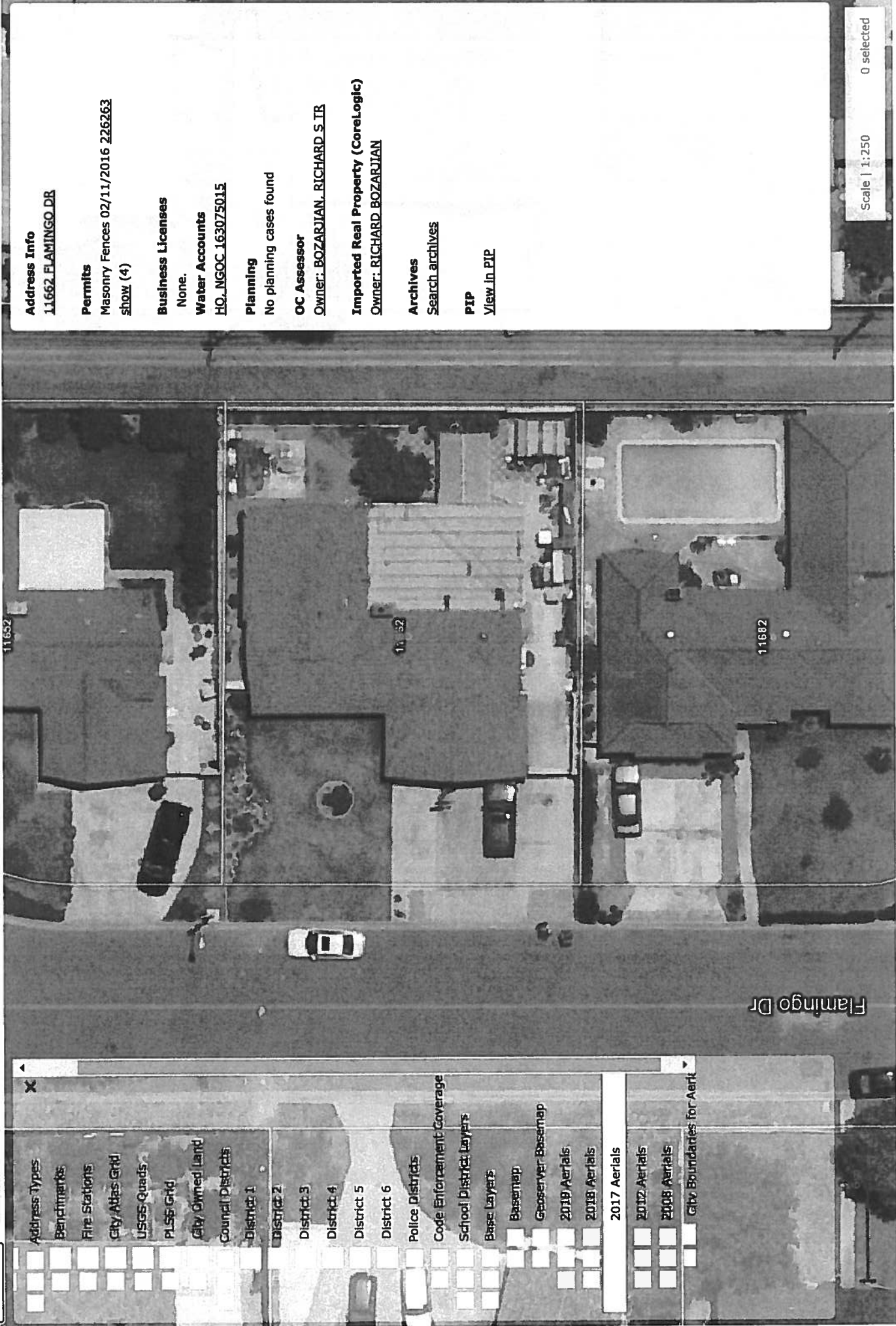
New LAND Search | Internet Home Page | Employee Directory

Search results for 11662 FLAMINGO DR [13237125] --External Links--

Thursday, February 04, 2021

Close matches: --Close matches--

Legend
 Buffer
 Print
 Select
 Clear
 Measure
 Full Extent
 Find Locations
 X



Address Info
11662 FLAMINGO DR

Permits
Masonry Fences 02/11/2016 226263
[show \(4\)](#)

Business Licenses
None.

Water Accounts
HO_NGOC_163075015

Planning
No planning cases found

OC Assessor
Owner: BOZARJIAN, RICHARD S TR

Imported Real Property (CoreLogic)
Owner: RICHARD BOZARJIAN

Archives
[Search archives](#)

PIP
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Legend

- Address Types
- Benchmarks
- Fire Stations
- City Atlas Grid
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- Council Districts
- District 1
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- Geoserver Basemap
- 2019 Aerials
- 2018 Aerials
- 2017 Aerials
- 2012 Aerials
- 2008 Aerials
- City Boundaries for Aerial

Scale | 1:250 0 selected



Location And Name Data

New LAND Search | Internet Home Page | Employee Directory

Search results for 11662 FLAMINGO DR [13237125] [--External Links--](#)

Thursday, February 04, 2021

Close matches: [--Close matches--](#)

- Legend
- Buffer
- Print
- Select
- Clear
- Measure
- Full Extent
- Find Locations



Address Info
11662 FLAMINGO DR

Permits
Masonry Fences 02/11/2016 226263
[show \(4\)](#)

Business Licenses
None.

Water Accounts
HO_NGOC_163075015

Planning
No planning cases found

OC Assessor
Owner: BOZARJIAN, RICHARD S TR

Imported Real Property (CoreLogic)
Owner: RICHARD BOZARJIAN

Archives
[Search archives](#)

PIP
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Address Types

Benchmarks

Fire Stations

City Atlas Grid

USGS Quads

PLSS Grid

City Owned Land

Council Districts

District 1

District 2

District 3

District 4

District 5

District 6

Police Districts

Code Enforcement Coverage

School District Layers

Base Layers

Basemap

Geoserver Basemap

2019 Aerials

2018 Aerials

2017 Aerials

2012 Aerials

2008 Aerials

City Boundaries for Aerials

Scale | 1:250
0 selected



Property Inspection Portal Search Results

Address: 11662 FLAMINGO DR Parcel: 13237125 [View in LAND](#)

Code Enforcement Results

Cases	Received	Violations	Status
183248	06/18/2020	23 - California Building Code Violation(s)	Open

Building Abatement Results

Cases	Received	Violations	Status
20150087	03/13/2015	01 - Room addition built without permits	Closed 03/09/2017

PermitCity Results

note: P link requires login to PermitCity

Permits/Applications	Issue Date	Work Description	Status
16-0448 P (permit)	02/11/2016	CONSTRUCT BLOCK WALL 7 FT BY 58 FT	Permit Finalled (Closed)
16-0098 P (permit)	01/12/2016	LEGALIZE 23FT 8IN x 18FT 6IN PATIO ENCLOSURE (438 SF)	Permit Finalled (Closed)
47278 P (permit)	04/23/1999	TYPE: DWELLING ADDITIONS & ALTERATIONS. PATIO COVER 19'X 29' PER CITY STANDARD BIS #16.	Permit Finalled (Closed)
36081 P (permit)	12/04/1996	TYPE: REPAIRS. T/O EXIST, APPLY (2) LAYERS 15# ASTM FELT & 20YR COMP SHINGLES.	Permit Finalled (Closed)

Archive Results

Found 6 matches for 11662 & flamingo

Archive	Date		
BLDGPLANS	02/07/2019	Permit num: 16-0098 Street: 11662 Street num: FLAMINGO DR	More info Document1.pdf
PERMIT2	02/02/2017	Permit num: 16-0098 Address: 11662 FLAMINGO DR Occupancy: Patio Enclosure Type: Residential Desc: Residential Misc: STAT: A ISS: January 12, 2016 FIN: July 11, 2016	More info Document1.pdf
PERMIT2	04/14/2016	Permit num: 16-0448 Category: Permit Address: 11662 FLAMINGO DR Parcel: 13237125 Owner: BOZARJIAN, RICHARD S TRUST Occupancy: RESIDENTIAL Type: B Desc: CONSTRUCT BLOCK WALL 58 X 7FT Misc: STAT: F; ISS: 02/11/16; FIN: 03/14/16	More info Document1.tiff
PERMIT2	07/09/2008	Permit num: 47278 Category: Permit Address: 11662 FLAMINGO DR 92841 Parcel: 13237125 Owner: THANH NGUYEN Occupancy: O18 Type: B6 Desc: BIS #16. Misc: STAT: F ISS: FIN:	More info Document1.tif
PERMIT2	08/02/2006	Permit num: 69538	More info

Category: Permit
Address: 11652 FLAMINGO DR & 11662 FLAMINGO 92841
Parcel: 13237124
Owner: JAMES B MCCORMICK
Occupancy: O2
Type: B10
Desc: WITH 6" BLOCK.
Misc: STAT: C ISS: FIN:

[Document1.tif](#)

PERMIT 08/21/1997

Permit num: 11662 FLAMINGO DR

Category: 36081

11662 FLAMINGO DR 11662 FLAMINGO DR

[More info](#)

[Document1.tif](#)

Planning Results

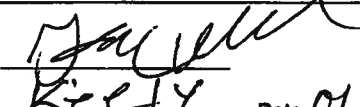
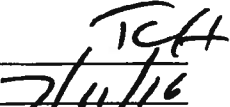
Project Type Created Entitlements Request



**CITY OF GARDEN GROVE
BUILDING SERVICES**

General Info : 714-741-5307
Inspection Requests : 855-380-8758

11662 FLAMINGO DR
PERMIT#:16-0098
ISSUED:1/12/16

Applicant HUNG LE			Telephone 562-412-1818	Zip 90650	Building Address 11662 FLAMINGO DR			
Address 11071 DUNE STREET			City NORWALK	State CA	Suite/Unit/Building HOLD ON FINAL BLDG SIGN OFF UNTIL PLANNING DEPT SIGNS OFF-SEE HOLD			
Contractor H L HOME			Telephone 562-412-1818	Zip 90650	TYPE Patio Enclosure		ISSUED BY Aaron Hodson	
Address 11071 DUNE			City NORWALK	State	Inspector Dist. M7	Parcel Number 13237125	LOT	TRACT
State Licence 812009	Expires N/A	City Licence	Expires					
Floor Area(sq. ft.)	Residential/Commercial Residential			Valuation \$15,330.00				
Job Description LEGALIZE 23FT 8IN x 18FT 6IN PATIO ENCLOSURE (438 SF)								
DECLARATION								
I certify that I have read this application/permit and state that the information on all pages of this document is correct. I agree to comply with all City and County ordinances and State laws relating to building construction, and hereby authorize representatives of this City and County to enter upon the above mentioned property for inspection purposes.								
X Applicant's Signature 			Inspector's Signature 					
Print Name <u>Reilly</u>			Date <u>01/12/16</u>					
F E E S					Description		Quantity	Amount
					City Valuation		15330	\$15,330.00
					Receptical, switch, outlet, and fixture		5	\$5.00
					Building Permit Document Retention Fee		1	\$5.00
					Building Technology Fee		1	\$10.00
					BSASRF State Fee			\$1.00
					Issuance Fee		1	\$35.00
					Permit Fee			\$277.50
					One-Stop Permit Center Surcharge			\$5.55
					Plan Check Fee			\$183.98
					Cultural Arts Fee, Valuation			\$10.00
General Plan Update Fee, Valuation			\$20.00					
TOTAL			\$553.03					

This is a building permit when property filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

Permit Type: BLDG/ELEC

ORIGINAL



**CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION**

General Information: 714-741-5307
Inspection Requests: 855-380-8758

GARDEN GROVE

PERMIT

Permit No: 16-0098

Job Address: 11662 FLAMINGO DR

Type of Permit: Building Electrical
 Mechanical Plumbing Grading
 Sign Pool/Spa Fire Suppression

Applicant: HUNG LE

Address: 11662 FLAMINGO DR
GARDEN GROVE CA 92841

Property Owner: MAI

Address: 11662 FLAMINGO DR
GARDEN GROVE CA 92841 Phone: (714) 954-4871

Architect/Engineer in charge of the project:

Address: _____
 License No. _____

Contractor: H.L. HOME

Address: 11571 DUANE ST
NORWALK CA 95650 Phone: (762) 412-1818

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B License No. 812009
 Date 01/12/16 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's State License Law [Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code] or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [(\$500)]):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractor's State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractor's State License Law).

I am exempt from licensure under the Contractor's State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site:
<http://www.leginfo.ca.gov/calaw.html> Date: _____

Signature of Property Owner or Authorized Agent _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____
 Policy Number _____ Expiration Date _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant [Signature] Date 01/12/16

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction-lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____
 Lender's Address _____

HAZMAT / AQMD DECLARATION

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal or greater than the amounts specified in the hazardous materials information guide? NO YES

Refer to the AQMD permitting checklist and/or guidelines. Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? NO YES

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under State of California Health and Safety Code, Section 25205, 25233 and 25234 concerning hazardous material reporting. NO YES

DEMOLITION / ASBESTOS DECLARATION

As applicant for a demolition permit, I certify that I have read Section 19827.5 of the Health and Safety Code and declare as follows:

I declare that written asbestos notification is not applicable to the scheduled project.

On the attached sheet(s) are copies of all written asbestos notifications regarding the above-referenced building that are required to be submitted to the United States Environmental Protection Agency or to a designated State agency, or both, pursuant to Part 61 of Title 40 of the Code of Federal Regulation or successor to that part.

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this city or county to enter the above-identified property for inspection purposes. I acknowledge that if work is not started within 180 days from the date of issue or if abandoned for more than 180 days, this permit will be null and void. I acknowledge that a fee may be charged for reinspection due to negligence, incomplete work, or a failure to make corrections.

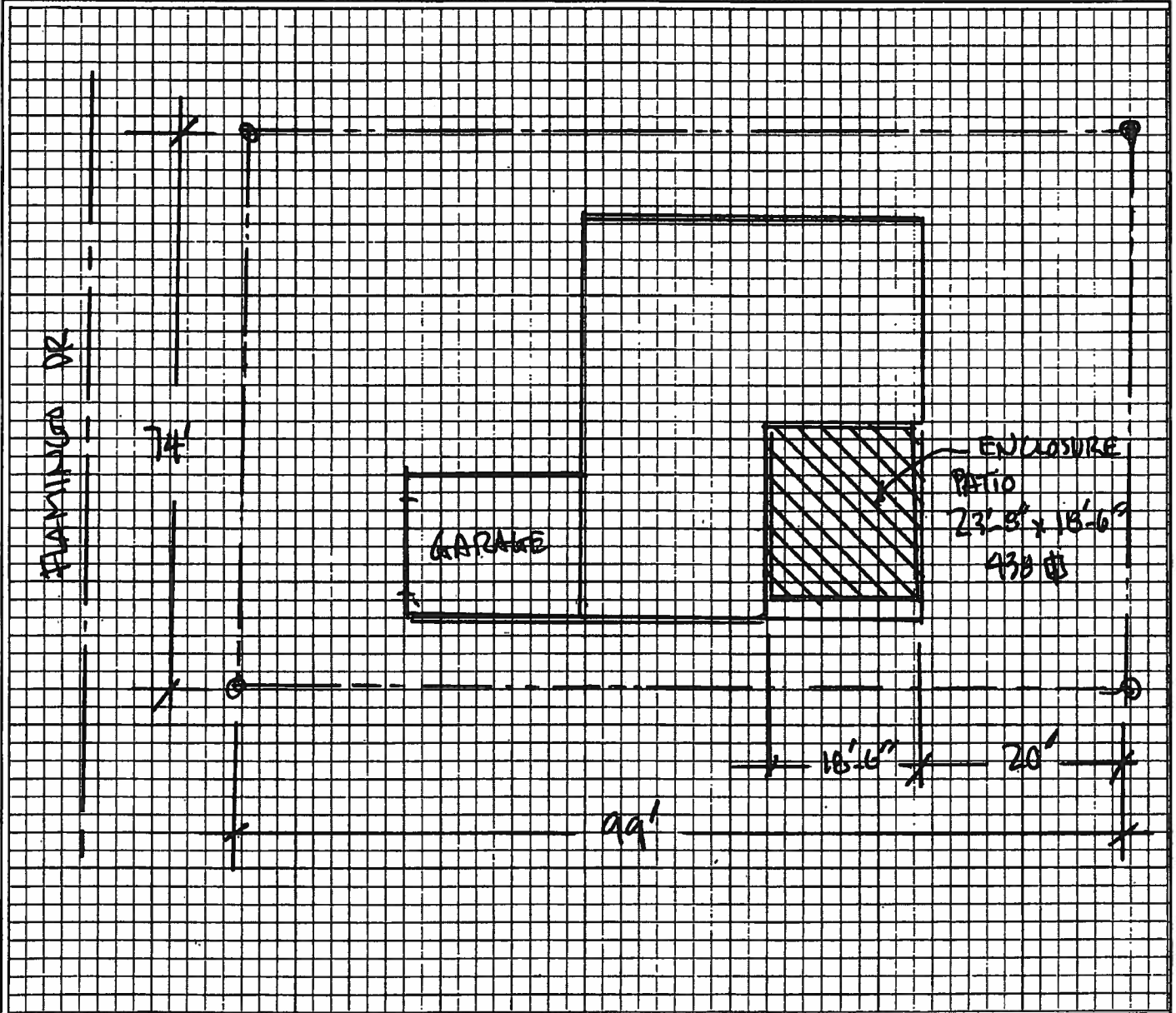
Signature of Property Owner or Authorized Agent [Signature] Date 01/12/16

Plot Plan Form

Planning Action: App.	Zone: R-1	Coverage:
Approved By: EW	Date: 1/12/16	Increase:
Remarks: Hold on Final Bldg Sign-off - Applicant must submit landscape plan for		

Job Address: 1162 FLAMINGO DR	Permit No.: 16-0098
Assessor Parcel No.:	Tract & Lot #:
Occupancy:	Const. Type: V-B
Value: \$1000	
<input type="checkbox"/> New <input checked="" type="checkbox"/> Alter <input type="checkbox"/> Add <input type="checkbox"/> Repair <input type="checkbox"/> Demo	

Job Description: ENCLOSURE PATIO : 23'-8" x 18'-6" = 438 sq ft
 → approval and then plant (where pavement/concrete was removed.)



I certify the information hereon is complete & correct.

MAH

Owner's Name (print)

[Signature]

Signature (owner/agent)

01/12/16

Date



11222 Acacia Parkway, Garden Grove, CA 92640 TEL:(714)741-5307

[Back To Details] [Enter Cash Receipt Information] [Print Invoice]

Invoice Number: 26763
 Site Address: 11662 FLAMINGO DR
 Work Description: LEGALIZE 23FT 8IN x 18FT 6IN PATIO ENCLOSURE (438 SF) Permit Number 16-0098
 Application: A-223298 Total Amount of Invoice: \$493.03
 Invoice Date: 1/12/16 03:13:19 PM
 Plan Check Number: PC2015-304

Finance Code Information

Finance Code Description	Finance Code Number	Amount
1 General Plan	B907	\$20.00
2 Cultural Arts	B908	\$10.00
3 Building Plan Check	B910	\$123.98
4 Permit	B915	\$283.05
5 Issuance	B920	\$35.00
6 BSASRF State Fee	B938	\$1.00
7 Building Technology	B200	\$10.00
8 Document Retention Fee	B944	\$5.00
9 Outlets 1-20 Ea	E150	\$5.00
Total		\$493.03

Application Contacts

Role	Name	Address	City	Phone
1 Contractor	H L HOME	11071 DUNE	NORWALK	[REDACTED]
2 Applicant Designer	HUNG LE	11071 DUNE STREET	NORWALK	[REDACTED]



REQUEST FOR INSPECTION

BOZARJIAN, RICHARD S TR
10802 WOODWARD LN
GARDEN GROVE, CA 92840-2223

Violation Address: 11662 FLAMINGO DR
APN: 13237125
Case No: 183248
Officer: CRAMER
Date: 02/04/2021

Dear Property Owner(s)/Tenant(s):

The City of Garden Grove has received information regarding possible Garden Grove Municipal Code (G.G.M.C.) violations including but not limited to:

- Unpermitted structure over 120 s.f. constructed without permits converted to habitable space
- Unpermitted utilities
- Unpermitted patio cover
- Unpermitted structures built within setback areas

G.G.M.C. §18.04.010 – Code Adoption (California Building Code §105.1 – Permits Required) - Any owner or owner's authorized agent who 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 performed, shall first make application to the building official and obtain the required permit.

GGMC §9.08.040.010 – Setbacks The required side and rear yard setbacks for your property are five (5) feet and every setback shall be open and unobstructed. You are hereby required to remove the structure/shed in your side or rear yard area.

GGMC §9.32.020(E)(1) – Living in a garage or shed 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 discontinue occupancy of the garage, shed or accessory structure on your property, and return the structure to its intended use.

This information has not yet been confirmed and it is important that all health and safety concerns are properly investigated to ensure the safety of all the inhabitants. If these conditions exist or these activities are occurring on the property, please be advised they are code violations. **Please contact me within 72 hours to make an appointment for a joint inspection of the property with you.**

Failure to schedule an inspection will constitute a refusal to inspect and will result in the Code Enforcement Division obtaining an inspection warrant. Please contact me if

you have any questions regarding this matter by telephone at **(714) 741-5355** or via email at: **ritac@ggcity.org**. Office hours are Monday-Thursday from 7:30 a.m. to 5:30 p.m. and alternating Fridays from 7:30 a.m. to 4:30 p.m. Thank you for your cooperation in advance.

A handwritten signature in black ink, appearing to read 'Rita Cramer', with a stylized, cursive script.

Rita Cramer
Code Enforcement Officer



REQUEST FOR INSPECTION

NGOC HO
11662 FLAMINGO DR
GARDEN GROVE, CA 92841-2614

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APN: 13237125
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Officer: CRAMER
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Rita Cramer
Code Enforcement Officer