



CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 4/30/2021

CITATION NO: 180150-003

KHA NGUYEN/XUAN TRIEU
250 HOSPITAL CIR
WESTMINSTER, CA 92683

DATE OF ADMINISTRATIVE CITATION:
4/30/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
KHA NGUYEN/XUAN TRIEU

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 4:23 P.M.

PROPERTY OWNER:
KHA NGUYEN/XUAN TRIEU

INVESTIGATION DATE(S):
04/02/21, 04/30/21

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC § 9.32.200(B)(6) -Overgrown vegetation	\$500
GGMC § 9.32.200(B)(5) -Storage of trash, junk or debris	\$500
GGMC § 9.16.020.030 -Unpermitted Use - Vehicle Storage (Modular Units)	\$500
GGMC § 3.40.010 -Re-inspection Fee	\$100
TOTAL	\$1,600

PLEASE CORRECT VIOLATIONS BY:

WITHIN 14 DAYS OF THIS NOTICE, BY MAY 14, 2021:

- REMOVE ALL STORAGE OF TRASH, JUNK OR DEBRIS ON ALL SIDES OF THE BUILDING.
- TRIM ALL VEGETATION ON THE PROPERTY INCLUDING VEGETATION ENCROACHING OVER THE PUBLIC SIDEWALK/RIGHT-OF-WAY

- REMOVE STORAGE OF MODULAR UNITS FROM THE PROPERTY

CONTINUED FAILURE TO COMPLY WILL RESULT IN ADDITIONAL ADMINISTRATIVE CITATIONS OF \$500 PER VIOLATION FOR ANY SUBSEQUENT INSPECTIONS ALONG WITH A \$100 RE-INSPECTION FEE UNTIL COMPLIANCE IS GAINED.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON THE DATE SHOWN ABOVE:



**Rita Cramer
Code Enforcement Officer**

NOTICE:

You are in violation of a Garden Grove Municipal Code (GGMC) Ordinance. You must remit payment within **forty-five (45) calendar days** or contest a citation within **thirty (30) calendar days of the issuance of the citation.**

TO PAY OR INQUIRE ON YOUR CITATION:

Payments are to be made by cashier's check, personal check, money order or credit card within **forty-five (45) calendar days** of the receipt of the citation. DO NOT SEND CASH. Credit card payments can be made online at www.citationprocessingcenter.com or by phone **1(800) 969-6158**. Check should be made payable to:

City of Garden Grove
C/O Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658

CONSEQUENCES OF FAILURE TO PAY THE FINE:

Failure to pay the administrative fines within **forty-five (45) calendar days** may result in an assessment of late fees, notification to the State Franchise Tax Board, or the matter being referred to the Garden Grove Finance Director to file a claim in small claims court. Alternatively, the City may pursue any other legal remedy to collect the administrative fines. The city may also recover its collection cost according to proof (GGMC 1.22.060).

TO CONTEST YOUR CITATION:

Pursuant to Garden Grove City Ordinance GGMC 1.22.020, any recipient of an administrative citation may contest that there was a violation of the Garden Grove Municipal Code, or that he or she is the responsible person, or may contend that the amount of the fine is disproportionate in light of mitigating factors.

A copy of the Garden Grove municipal code and additional information, including hearing procedures (GGMC1.22.040), Hearing Officer's Decision (GGMC 1.22.050) Right to Judicial Review (GGMC 1.22.070) may be obtained from the Garden Grove Police Department or Garden Grove City Clerk's Office, or by internet at <http://ci.garden-grove.ca.us/police>

For those unable to deposit the Administrative Fine in advance of the appeals process, Garden Grove Municipal Code GGMC 1.22.030(D) allows a recipient to apply for an Advance Deposit Hardship Waiver. The recipient must apply within **thirty (30) days** of receipt of citation for the Hardship Waiver

Failure to appear at the administrative hearing shall constitute a waiver of your right to hearing on the citation and any defenses to the citation that you may have had. You must contest the citation within **thirty (30) calendar days** of the issuance of this citation.

All hearings will take place at:

Garden Grove Community meeting Center
Constitution Room
11300 Stanford Ave
Garden Grove, CA 92840

TO REQUEST A HEARING:

Complete either an Administrative Citation Hearing Request Form. Administrative Citation Hearing Request Forms are available at the Finance Department, 1st Floor City Hall, and can be obtained online at:

http://www.ci.garden-grove.ca.us/pdf/admin_cite.pdf

Mail either the citation with completed Hearing Request Form, along with a cashier's check, personal check, money order or proof of credit card payment for the full amount of your fine within **thirty (30) calendar days** of the issuance of the citation to

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CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 4/26/2021

CITATION NO: 180150-005

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
4/20/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 8:00am

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
4/20/2021,

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$500
GGMC 3.40.010 RE-INSPECTION FEE	\$100
TOTAL	\$600

PLEASE CORRECT VIOLATION(S) BY: YOU MUST REMOVE MODULAR UNITS FROM THE PROPERTY.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON THE DATE SHOWN ABOVE:

Andre Brown
Code Enforcement Officer

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TO CONTEST YOUR CITATION:

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CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 4/15/2021

CITATION NO: 180150-004

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
4/15/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 11:00am

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
4/15/2021,

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$500
GGMC 3.40.010 RE-INSPECTION FEE	\$100
TOTAL	\$600

PLEASE CORRECT VIOLATION(S) BY: YOU MUST REMOVE MODULAR UNITS FROM THE PROPERTY.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON THE DATE SHOWN ABOVE:

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CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 3/30/2021

CITATION NO: 180150-002

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
3/29/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 1:00pm

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
9/8/2020, 9/17/2020, 3/29/2021

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$500
GGMC 3.40.010 RE-INSPECTION FEE	\$100
TOTAL	\$600

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CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 3/30/2021

CITATION NO: 180150-003

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
3/29/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 1:00pm

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
9/8/2020, 9/17/2020, 3/30/2021

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$500
GGMC 3.40.010 RE-INSPECTION FEE	\$100
TOTAL	\$600

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CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 1/12/2021

CITATION NO: 180150-001

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
1/11/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 04:00 PM

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
8/31/2020, 9/8/2020, 9/17/2020

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.32.200(B)(6) OVERGROWN VEGETATION	\$100
GGMC 9.32.200(B)(5) STORAGE OF TRASH, JUNK, OR DEBRIS	\$100
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$100
GGMC 3.40.010 RE-INSPECTION FEE	\$ 100
TOTAL	\$400

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P.O. Box 7275
Newport Beach, CA 92658

An administrative citation fine that has been deposited shall be refunded if it is determined, after a hearing, that the person charged in the administrative citation was not responsible for the violation(s), or that there was no violation(s) as charged in the administrative citation. The Hearing Officer may reduce the fine amount if the Hearing Officer finds, based on the totality of the circumstances, the fine is clearly disproportionate in light of mitigating circumstances. An administrative citation fine that has been deposited should be reduced, and the difference refunded, if it is determined after hearing that the amount of the fine is clearly disproportionate in light of mitigating factors. (GGMC 1.22.020)



CITY OF GARDEN GROVE

ADMINISTRATIVE CITATION

DATE: 1/20/2021

CITATION NO: 180150-002

NGUYEN KHA/TRIEU XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

DATE OF ADMINISTRATIVE CITATION:
1/19/2021

CODE ENFORCEMENT CASE NO:
180150

RESPONSIBLE PARTY:
NGUYEN KHA/TRIEU XUAN

LOCATION OF VIOLATION(S):
12541 BROOKHURST ST

TIME: 12:00 PM

PROPERTY OWNER/TENANT:
NGUYEN KHA/TRIEU XUAN

INVESTIGATION DATE(S):
8/31/2020, 9/8/2020, 9/17/2020,
1/11/2021

APN:
133-354-03

VIOLATION(S):	FINE AMOUNT:
GGMC 9.32.200(B)(6) OVERGROWN VEGETATION	\$200
GGMC 9.32.200(B)(5) STORAGE OF TRASH, JUNK, OR DEBRIS	\$200
GGMC 9.16.020.030 USES PERMITTED - VEHICLE STORAGE (MODULAR UNITS)	\$200
GGMC 3.40.010 RE-INSPECTION FEE	\$ 100
TOTAL	\$700

PLEASE CORRECT VIOLATION(S) BY: REMOVE ALL TRASH, JUNK, AND DEBRIS, TRIM ALL VEGETATION, AND REMOVE MODULAR UNITS FROM PROPERTY IMMEDIATELY.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON THE DATE SHOWN ABOVE:

Andre Brown
Code Enforcement Officer

Notice:

You are in violation of a Garden Grove Municipal Code (GGMC) Ordinance. You must remit payment within **forty-five (45) calendar days** or contest a citation within **thirty (30) calendar days of the issuance of the citation.**

TO PAY OR INQUIRE ON YOUR CITATION:

Payments are to be made by cashier's check, personal check, money order or credit card within **forty-five (45) calendar days** of the receipt of the citation. DO NOT SEND CASH. Credit card payments can be made online at www.citationprocessingcenter.com or by phone **1(800) 969-6158**. Check should be made payable to:

City of Garden Grove
C/O Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658

CONSEQUENCES OF FAILURE TO PAY THE FINE:

Failure to pay the administrative fines within **forty-five (45) calendar days** may result in an assessment of late fees, notification to the State Franchise Tax Board, or the matter being referred to the Garden Grove Finance Director to file a claim in small claims court. Alternatively, the City may pursue any other legal remedy to collect the administrative fines. The city may also recover its collection cost according to proof (GGMC 1.22.060).

TO CONTEST YOUR CITATION:

Pursuant to Garden Grove City Ordinance GGMC 1.22.020, any recipient of an administrative citation may contest that there was a violation of the Garden Grove Municipal Code, or that he or she is the responsible person, or may contend that the amount of the fine is disproportionate in light of mitigating factors.

A copy of the Garden Grove municipal code and additional information, including hearing procedures (GGMC1.22.040), Hearing Officer's Decision (GGMC 1.22.050) Right to Judicial Review (GGMC 1.22.070) may be obtained from the Garden Grove Police Department or Garden Grove City Clerk's Office, or by internet at <http://ci.garden-grove.ca.us/police>

For those unable to deposit the Administrative Fine in advance of the appeals process, Garden Grove Municipal Code GGMC 1.22.030(D) allows a recipient to apply for an Advance Deposit Hardship Waiver. The recipient must apply within **thirty (30) days** of receipt of citation for the Hardship Waiver

Failure to appear at the administrative hearing shall constitute a waiver of your right to hearing on the citation and any defenses to the citation that you may have had. You must contest the citation within **thirty (30) calendar days** of the issuance of this citation.

All hearings will take place at:

Garden Grove Community meeting Center
Constitution Room
11300 Stanford Ave
Garden Grove, CA 92840

TO REQUEST A HEARING:

Complete either an Administrative Citation Hearing Request Form. Administrative Citation Hearing Request Forms are available at the Finance Department, 1st Floor City Hall, and can be obtained online at:

http://www.ci.garden-grove.ca.us/pdf/admin_cite.pdf

Mail either the citation with completed Hearing Request Form, along with a cashier's check, personal check, money order or proof of credit card payment for the full amount of your fine within **thirty (30) calendar days** of the issuance of the citation to

City of Garden Grove
C/O Citation Processing Center
P.O. Box 7275
Newport Beach, CA 92658

An administrative citation fine that has been deposited shall be refunded if it is determined, after a hearing, that the person charged in the administrative citation was not responsible for the violation(s), or that there was no violation(s) as charged in the administrative citation. The Hearing Officer may reduce the fine amount if the Hearing Officer finds, based on the totality of the circumstances, the fine is clearly disproportionate in light of mitigating circumstances. An administrative citation fine that has been deposited should be reduced, and the difference refunded, if it is determined after hearing that the amount of the fine is clearly disproportionate in light of mitigating factors. (GGMC 1.22.020)



CITY OF GARDEN GROVE

EMERGENCY NOTICE AND ORDER TO REPAIR OR ABATE

DELIVERED VIA POSTING ON SUBJECT PROPERTY AND
FIRST CLASS MAIL AND CERTIFIED MAIL, RETURN RECEIPT REQUESTED
To SUBJECT PROPERTY

Date: 9/1/2020

Subject Property:

12541 BROOKHURST
GARDEN GROVE, CA 92840
APN 133-354-03

Compliance Deadline: **9/22/2020 (20 days)**

Property Owner:

NGUYEN, KHA /TRIEU,XUAN
250 HOSPITAL CIR
WESTMINSTER CA 92683

To the Property Owner and Interested Parties:

This Legal Emergency Notice and Order to Repair or Abate ("N&O") is issued in accordance with Health and Safety Code ("HSC") section 17980.6. It has been determined by code enforcement officials for the City of Garden Grove ("City") that the parcel of real property located at the address and Assessor's Parcel Number ("APN") identified above ("Nuisance Property") contains unlawful conditions that constitute public nuisances and pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including, but not limited to, the Health & Safety Code ("HSC"), the California Building Standards Code ("CBSC") codified in Title 24 of the California Code of Regulations ("CCR"), the California Building Code ("CBC"), the California Fire Code ("CFC"), the California Electrical Code ("CEC"), the California Plumbing Code ("CPC"), the California Code of Regulations ("CCR"), the International Property Maintenance Code ("IPMC"), and the Garden Grove Municipal Code ("GGMC").

The following unlawful conditions were identified during an inspection of

the Nuisance Property on **Thursday, August 27, 2020** (this may not be an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered):

Unsafe Structure and Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. (GGMC § 18.04.010; CBC § 116.1). **This facility is being used as a garbage and rubbish storing facility. Spoiled food and trash have created an unsanitary environment and must be removed immediately. There are signs of human habitation in the unit. This is a commercial structure lacking essential utilities and laboratories needed for habitation.**

Vacant Structures and Land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety. (GGMC § 18.04.010; IMPC § 301.3). **This parcel is being used to store food items not meant for high temperature storage at the rear parking lot. There is excessive trash, spoiled food, and human excrement odor at the property. Rear parking lot must be cleared and properly sanitized.**

Violations - Owner Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control. (GGMC § 18.04.010; IMPC § 301.2). **The rear of the structure has become an attractive nuisance for illegal dumping, vehicle storage, unlawful campground, and unpermitted outdoor use.**

Fire Hazards - Removal of Combustibles. Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all

accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. (GGMC § 18.04.010; CFC § 311.3). **There are various pails, buckets, and bottles filled with oil and other chemicals. All combustible and hazardous liquids must be properly disposed of and removed from the property.**

Fire Hazards - Safeguarding Vacant Premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3. (GGMC § 18.04.010; CFC § 311.2). **All entry points must be properly secured and all doors windows must be locked to prevent unlawful habitation use. Failure to comply will result in the entire property being boarded up to secure structure.**

Fire Hazards - Security. Exterior and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safety. (GGMC § 18.04.010; CFC § 311.2.1). **You must ensure all gates are properly secured. A temporary fence will be required to prevent entry into rear yard.**

Property Maintenance - Standards for Vacant, Unoccupied or Abandoned Buildings (Debris and Stored Materials). It is unlawful and a public nuisance for any person, corporation or other legal entity to own, lease, occupy, control or manage any vacant, unoccupied or abandoned structures and buildings in conflict with the following standards: The property shall be kept clean and sanitary. There shall be no accumulation of debris, junk, wood, trash or other materials on the property. There shall be no materials, equipment, vehicles, broken or discarded furniture, boxes, lumber, junk or trash stored in any yard area of the property. There shall be no trash or garbage container bins or boxes that are unclean, uncovered or damaged. Debris, furniture, fixtures, construction materials, trash, equipment, inoperable vehicles, and auto parts shall be removed on a weekly basis. (GGMC § 9.32.210(C)(2)). **You must remove all inoperable vehicles, pallets, appliances, trash, rubbish, debris, construction materials, and miscellaneous items from the exterior and interior of the property.**

Property Maintenance - Vegetation Maintenance. Declaration of Civil Public Nuisance. It is declared a civil public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in the City to maintain upon such premises, or to permit, cause, or allow to exist on such

premises, any condition that is detrimental to the public health, safety, or general welfare, or that constitutes a public nuisance as defined by Section 3480 of the California Civil Code. Such conditions shall include but shall not be limited to the following: Vegetation, including, but not limited to, trees, shrubbery, or grass, cultivated or uncultivated, that is overgrown, dead, decayed, or diseased such that it is likely to harbor rats, vermin, insects, or other nuisances that are dangerous to the public health safety, or general welfare. (GGMC § 9.32.180 (B)(4)). **All dead vegetation must be removed from landscape areas and live vegetation shall not be overgrown.**

Commercial/Office and Industrial – Permitted Uses. Land, buildings and other facilities shall be designed, developed and used only for those activities listed for the various zones on the following table entitled City of Garden Grove Land Use Matrix. The symbols shown in Table 1 of this section. (GGMC § 16.020.030). **Vehicle storage uses require a conditional use permit. There is no associated business at this location and all uses and activities must cease immediately. Magnetic Resonance Imaging (MRI) Modular Units or similar units must be removed from property. All trailers, recreational vehicles, commercial trucks and vehicles must not be stored on property.**

Electrical Receptacle Faceplates (Cover Plates – Electrical Code). Receptacle faceplates shall be installed so as to completely cover the opening and seat against the mounting surface. Receptacle faceplates mounted inside a box having a recess-mounted receptacle shall effectively close the opening and seat against the mounting surface. (GGMC § 18.04.010; CEC § 406.6). **All faceplates throughout interior of the structure must be installed to prevent electrical shock hazards.**

Substandard Structure - Dangerous Structure or Premises (Deterioration). For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. (GGMC § 18.04.010; IMPC § 108.1.5.5). **There is significant damage to drop ceiling panels due to damage or negligence. The panels are damaged to the point where they can fall and cause injury. The ceiling in the upstairs restroom is significantly damaged and must be repaired. Replace all missing drywall and repair all items requiring a permit such as electrical and plumbing alterations.**

Therefore, pursuant to Health & Safety Code section 17980.6, you are hereby ordered to repair or abate all code violations on the Nuisance Property, including, but not limited to, all unlawful conditions identified herein. Work to abate these unlawful conditions must begin within 5 days, inclusive of permit applications ("Compliance Initiation Deadline"), and must be completed within 30 days ("Compliance Completion Deadline") or you may be subject to further legal action.

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 City Attorney's office may file a criminal misdemeanor complaint 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.
2. 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.
3. 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. (HSC § 17980.7; GGMC § 1.22)
4. 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 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 recover 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.

5. 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 Health and Safety Code section 17980.7(c). Pursuant to 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 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 recover 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.

Repair or abatement of some of the unlawful conditions identified above may require you to obtain air quality, building, demolition, or other permits. You are obligated to obtain these permits in time to complete the rehabilitation of the Nuisance Property by the Compliance Completion Deadline. Failure to apply for all necessary permits prior to the Compliance Initiation Deadline is a violation of this N&O.

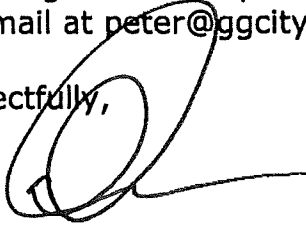
Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

Pursuant to IPMC §111.1 and GGMC Chapter 2.54, any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals. 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.

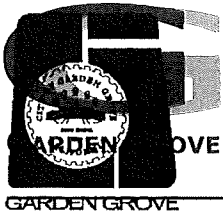
This notice is being issued by the City of Garden Grove, which is located at 11222 Acacia Parkway, Garden Grove, CA 92840. To contact City personnel regarding this notice please contact Code Enforcement Supervisor Pete Roque via email at peter@ggcity.org at by calling (714) 741-5351.

Respectfully,

A handwritten signature in black ink, appearing to be 'David Dent', written over the word 'Respectfully,'.

David Dent
Chief Building Official

Cc: Pete Roque, Code Enforcement Supervisor
File



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA CITY OF GARDEN GROVE

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840
(714) 741-5358

07/02/18



KHA NGUYEN
10352 FINCHLEY AVE
WESTMINSTER, CA, 92683-5735

INVOICE #

8287-19-I

111--32284---

70.00

TOTAL AMOUNT DUE:

\$70.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION	AMOUNT
YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION SERVICES AT: 12541 BROOKHURST ST, GARDEN GROVE, CA 92840 AS FOLLOWS : FIRST REINSPECTION ON 06/28/18	70.00
TOTAL AMOUNT DUE BY 08/02/18:	----- \$70.00

If you have any questions regarding this invoice, contact Carl Houston at (714) 741-5350.



INVOICE

CITY OF GARDEN GROVE, CALIFORNIA
CITY OF GARDEN GROVE

11222 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92840

(714) 741-5358

07/13/18

XUAN TRIEU
10352 FINCHLEY AVE
WESTMINSTER, CA, 92683-5735

INVOICE #

8302-19-I

111--32284---

100.00

TOTAL AMOUNT DUE:

\$100.00

TRANSACTION REF.

REINSPECTION

DESCRIPTION	AMOUNT
YOU ARE BILLED FOR CODE ENFORCEMENT REINSPECTION SERVICES AT: 12541 BROOKHURST ST, GARDEN GROVE, CA 92840 AS FOLLOWS : SUBSEQUENT REINSPECTION ON 07/11/18	100.00
TOTAL AMOUNT DUE BY 08/13/18:	----- \$100.00

If you have any questions regarding this invoice, contact Carl Houston at (714) 741-5350.



**NOTICE OF
ADMINISTRATIVE CITATION**

August 24, 2018

**NGUYEN, KHA/ XUAN TRIEU
10352 FINCHLEY AVE
WESTMINSTER, CA, 92683-5735**

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **November 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violations:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

You may not use your commercial or industrial business for residential purposes. You are hereby instructed to discontinue living/sleeping in your business and to remove any building alterations, furniture, beds, or personal item related to a residential use. (GGMC 9.32.20(E))

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. You are hereby required to secure and lock all building openings, fence and lock the parcel to prevent access. (GGMC 9.32.200(B)(1))

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

Any and all additional inspections that are necessary after the final completion date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within **7** from the date of this notice. Additionally, failure to correct the above violations will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are varied, Monday through Thursday 7:00 a.m. to 5:00 p.m.

Sincerely,

Carl Houston, Interim Supervisor
Code Enforcement Division



**NOTICE OF
ADMINISTRATIVE CITATION**

August 24, 2018

**NGUYEN KHA/TRIEU XUAN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735**

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Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within **7** from the date of this notice. Additionally, failure to correct the above violations will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are varied, Monday through Thursday 7:00 a.m. to 5:00 p.m.

Sincerely,

Carl Houston, Interim Supervisor
Code Enforcement Division



**NOTICE OF
ADMINISTRATIVE CITATION**

August 06, 2018

**NGUYEN KHA/TRIEU XUAN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735**

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **November 2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violations:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

You may not use your commercial or industrial business for residential purposes. You are hereby instructed to discontinue living/sleeping in your business and to remove any building alterations, furniture, beds, or personal item related to a residential use. (GGMC 9.32.20(E))

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A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

Any and all additional inspections that are necessary after the final completion

date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent inspection until compliance is gained.

Corrective measures should begin now and must be completed within **10** from the date of this notice. Additionally, failure to correct the above violations will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5354. My office hours are varied, Monday through Thursday 7:00 a.m. to 6:00 p.m.

Sincerely,

Carl Houston, Interim Supervisor
Code Enforcement Division



**NOTICE OF
ADMINISTRATIVE CITATION**

JULY 18, 2018

**NGUYEN KHA/TRIEU XUAN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735**

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is still very concerned about the condition of your property. This case has been opened since **2017**. You were previously notified, in writing, and you have been billed for the costs of compliance re-inspections regarding the following Garden Grove Municipal Code Violations:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5)).

You may not use or allow your commercial or industrial business for residential purposes. You are hereby instructed to discontinue living/sleeping in your business and to remove any building alterations, furniture, beds, or personal item related to a residential use. (GGMC 9.32.20(E)). (*Robert was on-site stating that you are allowing him to reside in the building*).

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. You are hereby required to secure and lock all building openings, fence and lock the parcel to prevent access. (GGMC 9.32.200(B)(1)).

A re-inspection has confirmed you have failed to comply with our requests and that these conditions still exist on your property. **Because you have failed to achieve compliance with the Garden Grove Municipal Code, you are now subject to receipt of Administrative Citations per the Garden Grove Municipal Code 1.22.010.**

Any and all additional inspections that are necessary after the final completion date has passed, without evidence of compliance, will result in an Administrative Citation in the amount of \$1,000.00 (one thousand dollars) for each subsequent

inspection until compliance is gained.

Corrective measures should begin now and must be completed within **10** from the date of this notice. Additionally, failure to correct the above violations will result in referral to the City Attorney for prosecution.

If you have any questions concerning this matter, please call (714) 741-5351. My office hours are varied, Monday through Thursday 7:00 a.m. to 6:00 p.m.

Sincerely,

Carl Houston
Code Enforcement Division



NOTICE OF INVOICE

July 13, 2018

XUAN TRIEU
10352 FINCHELY AVE
WESTMINSTER,CA 92683-5735

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s).

You are receiving an invoice for \$100. for an inspection on July 13, 2018, where it has been confirmed that:

Violations of GGMC 9.32.200(B)(5); 9.32.190; 9.32.20(E) and 9.32.200(B)(1) still exist

You are therefore directed to: **remove all debris and wood from the rear parking lot, remove all bedding, furniture and other debris from the rear parking lot, provide secure locked fencing to prevent entrance into the rear parking lot**

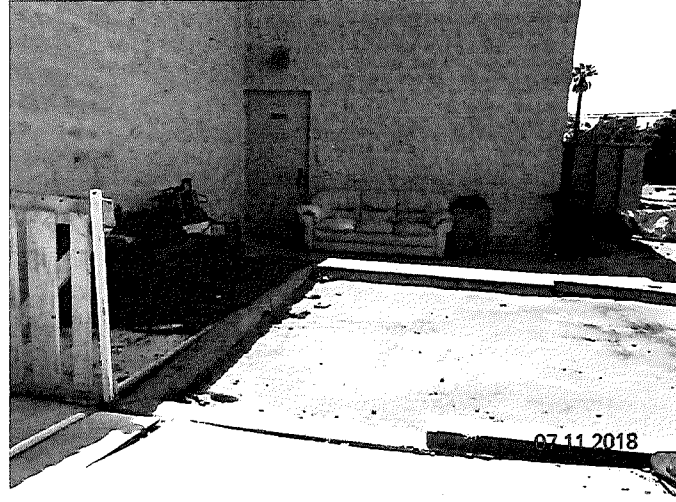
If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed immediately after the date of this notice. Failure to correct the above violation(s) may also result in issuance of a misdemeanor citation, administrative citation of up to **\$1000.**, or referral to the City Attorney for prosecution.

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) 741-5354. My office hours are 7:30 AM to 8:30 AM and 4 PM to 5 PM, Monday through Friday. City Hall is closed every other Friday.

Jo Anne Chung
Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston





NOTICE OF INVOICE

July 02, 2018

KHA NGUYEN
XUAN TRIEU
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s).

You are receiving an invoice for \$70. for an inspection on 6/28/18 where it was confirmed that:

Violations of GGMC 9.32.200(B)(5); 9.32.190; 9.32.20(E) and 9.32.200(B)(1) still exist

You are therefore directed to: **remove all debris and wood from the rear parking lot, remove all bedding, furniture and other debris from the rear parking lot, provide secure locked fencing to prevent entrance into the rear parking lot**

If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

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Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston



NOTICE OF INVOICE

July 02, 2018

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If additional inspections are necessary **you will be charged \$100.00 for each and any subsequent inspections resulting in non-compliance.**

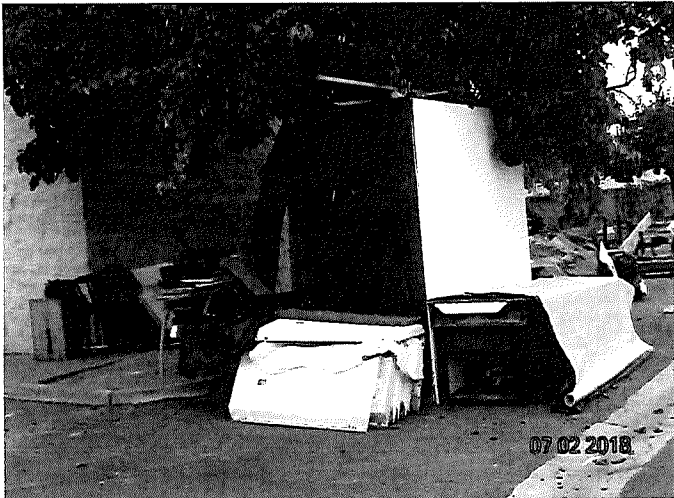
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Jo Anne Chung
Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston





FINAL NOTICE OF VIOLATION

June 12, 2018

KHA NGUYEN
XUAN TRIEU
12541 BROOKHURST ST
GARDEN GROVE, CA 92840

Subject: Municipal Code Violations at **12541 BROOKHURST ST**

The City of Garden Grove is still very concerned about the condition of your property. You were previously notified, in writing, of the following Garden Grove Municipal Code Violations(s). A re-inspection has confirmed these conditions still exist on your property.

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to **remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Commercial businesses/properties are required to keep refuse storage areas in a neat and sanitary manner. All debris, trash, and litter needs to be placed in a refuse bin and the area around the bin kept clean. Businesses are encouraged to keep receptacle lids closed to reduce odor and insect problems. Food wastes should be placed in closed plastic bags prior to disposal in the trash bin. Abandoned or discarded furniture/articles need to be removed regularly. You are hereby required to **continually remove any discarded articles from the property and maintain the refuse storage area in a neat and sanitary manner.** (GGMC 9.32.190)

You may not use your commercial or industrial business for residential purposes. You are hereby instructed to discontinue living/sleeping in or around your business and **to remove any building alterations, furniture, beds, or personal item related to a residential use.** (GGMC 9.32.20(E))

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. You are hereby required to **secure and lock all building openings, fence and lock the parcel to prevent access.** (GGMC 9.32.200(B)(1))

Note: GGPD Officer Hatfield (714)240-1562 can assist you in removing vagrants from the property.

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **7 day(s)** from the date of this notice.

Failure to correct the above violation(s) may result in issuance of a misdemeanor citation, administrative citation of up to \$1000. or referral to the City Attorney for prosecution.

If additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee of \$70.00 will be charged for the first re-inspection and \$100.00 for the second and subsequent inspections starting June 25,2018 and thereafter until compliance is gained.

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) 741-5354. My office hours are 7:30 a.m. to 8:30 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

Jo Anne Chung
Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston



FINAL NOTICE OF VIOLATION

June 12, 2018

MANAGER
12541 BROOKHURST ST
GARDEN GROVE, CA 92840

Subject: Municipal Code Violations at **12541 BROOKHURST ST**

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Jo Anne Chung
Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston





FINAL NOTICE OF VIOLATION

June 12, 2018

KHA NGUYEN
XUAN TRIEU
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

Subject: Municipal Code Violations at **12541 BROOKHURST ST**

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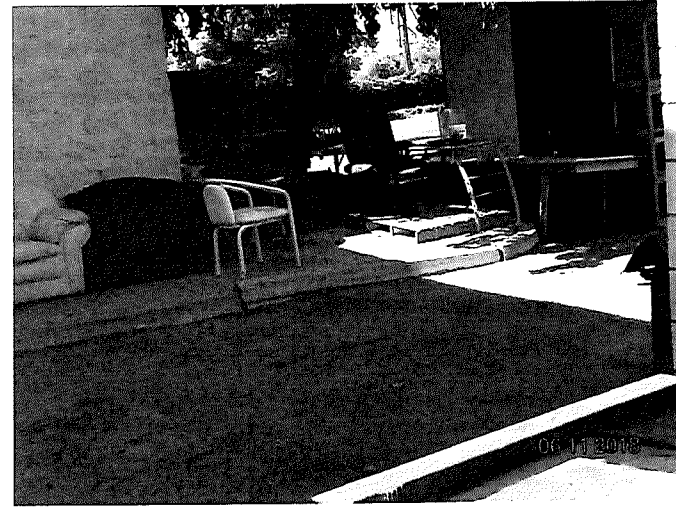
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Jo Anne Chung
Code Enforcement Officer

12541 BROOKHURST ST
Carl Houston





CITY OF GARDEN GROVE

November 17, 2017

KHA NGUYEN
XUAN TRIEU
12541 BROOKHURST ST
GARDEN GROVE, CA 92840

Subject: **Municipal Code Violations at 12541 BROOKHURST 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:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to **remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

You may not use your commercial or industrial business for residential purposes. You are hereby instructed to **discontinue living/sleeping in your business or parking lot and to remove any building alterations, furniture, beds, or personal items related to a residential use.** (GGMC 9.32.20(E))

It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain a building or structure which is not secured or locked, and is accessible to persons not authorized to use such structures. You are hereby required to **secure and lock all building openings, fence and lock the parcel to prevent access.** (GGMC 9.32.200(B)(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. Your property has been scheduled for walk-through compliance inspection on **Tuesday November 28, 2017 at 9:00 am.**

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) 741-5354. My office hours are 7:30 a.m. to 8:30 a.m. and 4:00 p.m. to 5:00 p.m. Monday through Friday. City Hall is closed every other Friday.

Jo Anne Chung
Code Enforcement Officer



CITY OF GARDEN GROVE

November 17, 2017

KHA NGUYEN
XUAN TRIEU
10352 FINCHLEY AVE
WESTMINSTER, CA 92683-5735

Subject: **Municipal Code Violations at 12541 BROOKHURST ST**

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Jo Anne Chung
Code Enforcement Officer



FINAL NOTICE OF VIOLATION

September 29, 2016

KHA NGUYEN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

Subject: Municipal Code Violations at 12541 BROOKHURST ST

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Donation bins on commercial property. In an effort to promote the public interest and safety, eliminate visual blight and preserve appearances, the City adopted new ordinances (GGMC 9.50.020, GGMC 9.50.030, GGMC 9.50.040) which will become effective on July 10, 2014, expressly **prohibiting donation collection bins in all zones throughout the City, as well as requiring the removal of all existing donation collection bins.**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **10 day(s)** from the date of this notice. Your property has been scheduled for compliance inspection on **Tuesday October 18, 2016 at 10:00 am.** It is expected the property owner or agent for the property owner will attend.

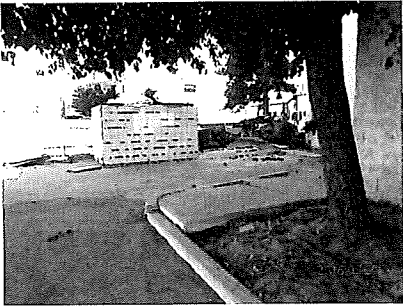
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Code Enforcement Officer





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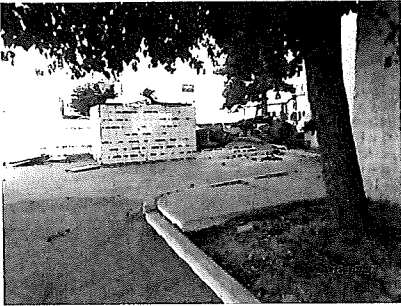
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Jo Anne Chung
Code Enforcement Officer





FINAL NOTICE OF VIOLATION

September 29, 2016

ROY HINH
17192 ASH LN
HUNTINGTON BEACH, CA 92647

Subject: Municipal Code Violations at 12541 BROOKHURST ST

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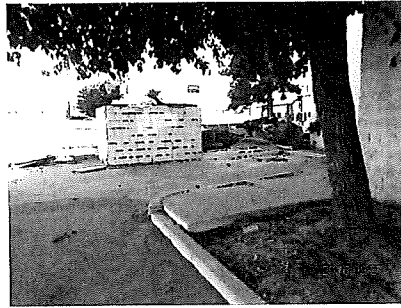
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Jo Anne Chung
Code Enforcement Officer





CITY OF GARDEN GROVE

July 29, 2016

KHA NGUYEN
XUAN TRIEU
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

Subject: **Municipal Code Violations at 12541 BROOKHURST ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes 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:

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Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. You are hereby required to **remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line.** Further there needs to be a regular schedule of lawn maintenance established for the property. (GGMC 9.32.200(B)(6))

Donation bins on commercial property. In an effort to promote the public interest and safety, eliminate visual blight and preserve appearances, the City adopted new ordinances which will become effective on July 10, 2014, expressly prohibiting donation collection bins in all zones throughout the City, as well as requiring the **removal of all existing donation collection bins.** (GGMC 9.50.020, GGMC 9.50.030, GGMC 9.50.040)

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Jo Anne Chung
Code Enforcement Officer



CITY OF GARDEN GROVE

July 29, 2016

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17192 ASH LN
HUNTINGTON BEACH, CA 92647

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Jo Anne Chung
Code Enforcement Officer



CITY OF GARDEN GROVE

July 29, 2016

MANAGER
IDEAL HEALTH CARE AND MEDICAL CLINIC INC
12541 BROOKHURST ST #101
GARDEN GROVE, CA 92840

Subject: **Municipal Code Violations at 12541 BROOKHURST ST**

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve the residential neighborhoods. The proper maintenance of homes 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:

The accumulation of debris and trash can be detrimental to neighborhood aesthetics and may pose a health hazard. Any materials such as broken or discarded furniture, appliances, vehicle parts, household items, trash, rubble, debris, cardboard boxes, cut or dead vegetation may not be stored in yard areas. You are hereby required to **remove all materials and debris which is stored in yard areas and may be visible from the public street, alley, or adjoining properties.** (GGMC 9.32.200(B)(5))

Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. You are hereby required to **remove any dead or overgrown vegetation, mow and maintain lawn, or edge sidewalk and/or curb line.** Further there needs to be a regular schedule of lawn maintenance established for the property. (GGMC 9.32.200(B)(6))

Donation bins on commercial property. In an effort to promote the public interest and safety, eliminate visual blight and preserve appearances, the City adopted new ordinances which will become effective on July 10, 2014, expressly prohibiting donation collection bins in all zones throughout the City, as well as requiring the **removal of all existing donation collection bins.** (GGMC 9.50.020, GGMC 9.50.030, GGMC 9.50.040)

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **10 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) 741-5354. My office hours are 7:30 AM to 8:30 AM and 4 PM to 5 PM.

Jo Anne Chung
Code Enforcement Officer



June 26, 2014

KHA NGUYEN
7842 WESTMINSTER AVE
WESTMINSTER, CA 92683

Subject: Donation Collection Bins Alert

The City of Garden Grove is committed to working with citizens in a joint effort to preserve and improve residential neighborhoods and commercial zones. In an effort to promote the public interest and safety, eliminate visual blight, and preserve appearances, the City adopted new ordinances (GGMC 9.50.020, GGMC 9.50.030, GGMC 9.50.040) which will become effective on July 10, 2014, expressly prohibiting donation collection bins in all zones throughout the City, as well as requiring the removal of all existing donation collection bins.

Any person operating a donation collection bin, or any person allowing any other person to operate a donation bin on property he/she/it owns leases, manages, or controls, within any zoning, specific plan, or planned unit development district in the City shall have forty-five (45) days from the effective date of this ordinance to remove, or cause the removal of, the donation collection bin. Corrective measures should begin now to remove any collection bins from private property by August 25, 2014.

We have identified bins at the following locations, as belonging to you/your agency:

12541 Brookhurst St., northeast corner of building

You are directed to remove these bins and any others located on your property/properties within the City of Garden Grove prior to August 25, 2014.

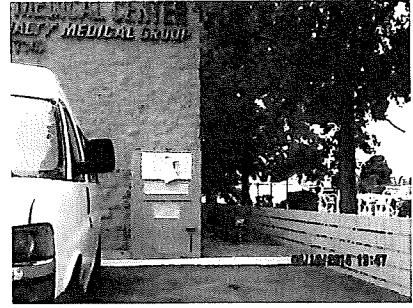
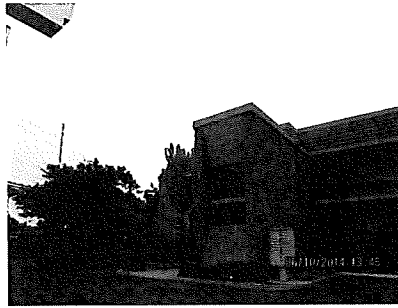
Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged and violators may be subject to additional penalties, including administrative citations, administrative fines, abatement remedies and recovery of any/all expenses incurred by the City in connection with any action to abate a

declared public nuisance.

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) 741-5355. My office hours are 7:00 a.m. to 8:00 a.m. and 4 p.m. to 5 p.m. City Hall offices closed every other Friday.



Rita Cramer
Code Enforcement Officer





June 26, 2014

KHA NGUYEN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

Subject: Donation Collection Bins Alert

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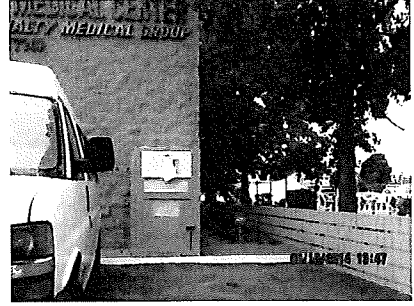
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Rita Cramer
Code Enforcement Officer





July 29, 2013

KHANG HO
10772 HOWARD DALLIES JR CIR
GARDEN GROVE, CA 92843-7400

Subject: Municipal Code Violations at 12541 BROOKHURST ST

The City of Garden Grove is committed to working with business in a joint effort to preserve and maintain clean, well-kept business neighborhoods that will attract customers to the area and that all residents can enjoy and take pride in. The following violations have been observed at your business:

Buildings or structures, or portions thereof, that are damaged, dilapidated or inadequately maintained, shall be repaired. Buildings and structures shall be kept free of any hazardous conditions that require repair, or proper maintenance, including but not limited to, broken glass in windows and doors, exposed wiring, etc. You are hereby required to replace the missing/broken glass in the windows. (GGMC 9.32.210(B)(4))

Your property has been vandalized with graffiti. The spread of graffiti on both public and private buildings, structures or places causes blight within the city, which results in a deterioration of property and business values for adjacent and surrounding properties. The city council finds and determines that graffiti is a public nuisance, which must be abated so as to avoid the detrimental impact of such graffiti on the city and to prevent the further spread of graffiti. Those buildings, or portions of buildings whose paint has been deteriorated, graffitied or eroded, shall be repainted. Any repairs, additions, improvements, boarded up materials, or additions of any kind whatsoever made to the building or related structures shall be in the same color scheme of the existing improvements (GGMC 9.32.210(B)(3))

It is unlawful for any person owning or otherwise in control of any real or personal property within the City to permit or allow any graffiti to be placed upon or to remain on any structure or other surface located on that property if the graffiti is visible from the public right-of-way or from other public or private property. You are hereby required to remove the graffiti, which currently exists on your property. (GGMC 8.64.030) (GGMC 8.64.050)

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed within **10 days** from the date of this notice.

Our main goal is to obtain voluntary compliance. However, if additional inspections are

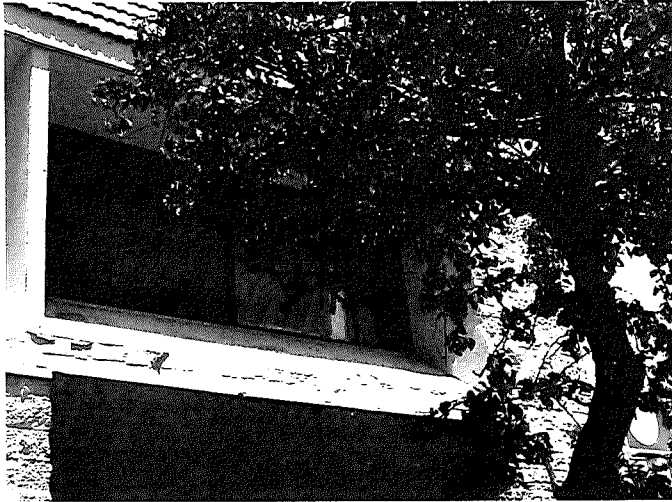
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We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. Office hours are 7:00 to 8:30 a.m. and 4 to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.

A handwritten signature in black ink, appearing to read "Rita Cramer". The signature is fluid and cursive, with the first name "Rita" being more prominent than the last name "Cramer".

Rita Cramer
Code Enforcement Officer

12541 BROOKHURST ST
Rita Cramer



12541 BROOKHURST ST
Rita Cramer





CITY OF GARDEN GROVE

July 29, 2013

KHA NGUYEN
10352 FINCHELY AVE
WESTMINSTER, CA 92683-5735

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Rita Cramer
Code Enforcement Officer

12541 BROOKHURST ST
Rita Cramer



12541 BROOKHURST ST
Rita Cramer

