



CASE# 189232

12851 NELSON ST - AR

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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Code Email Report

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Inspector: Andre Brown **RD#** 114

Date/Time: 08/17/22 - 04:43 PM **N.O.V Date:** 08/17/22

Reinspection: Timestamp now **Closed Date:**

Referred to Building & Safety: **Red tagged:**

COMPLAINING PARTIES

None.

VIOLATION CODE:

- 04.1 Storage of Debris
- 29.10 Commercial Graffiti
- 30.1 Tobacco Visit
- 30.3 Tobacco Signage
- 30.7 Tobacco License

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

Storage of trash & debris, and graffiti.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Contact: [REDACTED], Property Owner. 9/1/2022 **Phone #:** [REDACTED]
Email:

Property Contact: Gerald Smith, OTCA Supervisor 9/26/2022 **Phone #:** [REDACTED]
Email: [REDACTED]

Property Owner: V8 INVESTMENTS LLC **Phone #:** None.
Address: 12851 NELSON ST, GARDEN GROVE, CA 92840
Email: None.

Property Owner: V8 INVESTMENTS LLC **Phone #:** None.
Address: 9151 ATLANTA AVE #8234, HUNTINGTON BEACH CA 92615
Email: None.

Water Account#: [REDACTED]
[REDACTED]
[REDACTED]

Business Name: V8 INVESTMENTS LLC **Bus Lic#:** 187039
Bus Owner: V8 INVESTMENTS LLC **Phone #:** None.
Address: 13075 HARBOR BLVD, GARDEN GROVE, CA 92843



Code Enforcement System

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Wednesday, March 29, 2023

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+ Add							
09/30/22 - 08:22 AM		Andre Brown					
I did a follow-up inspection on 9/29/2022, and the graffiti on northside of the building has been remove from the property.[Photos]							
Edit							
09/22/22 - 04:50 PM		Andre Brown					
I did a reinspection on 9/21/2022, some of the trash has been remove, but the graffiti is still on the building. [Photos]							
Edit							
08/17/22 - 05:19 PM		Andre Brown					
I did a follow-up inspection on complaint, from a email by [REDACTED], about trash & debris, graffiti, and a busted fence. During my inspection I observe multiple violations that [REDACTED] mention in the email. I made contact with the groundkeeper by the name of [REDACTED], and I explain the him why I was there on the property. Which was of the violation(trash & debris, graffiti, and a busted fence), and [REDACTED] stated to me that the property will be clean by next week.[Photos]							
[REDACTED]							
Edit							



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Created	Printed	Filename	
08/17/22	08/17/22	NOTICE OF VIOLATIONS - PO	Print Preview Duplicate

OR



NOTICE OF VIOLATION

08/17/22

V8 INVESTMENTS LLC
9151 ATLANTA AVE #8234
HUNTINGTON BEACH CA 92615

Subject: **Municipal Code Violations at 12851 NELSON 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 or driveway areas and may be visible from the public street, alley, or adjoining properties. (GGMC 9.32.200(B)(5))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and should be completed **within 14 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 a.m. to 9:30 a.m. and 4:30p.m. to 5:30p.m. Monday through Friday. City Hall is closed every other Friday.

Andre P Brown
Code Enforcement Officer

12851 NELSON ST
Andre Brown





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12851 NELSON ST - AR

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[Download all photos](#)

Photos taken on: 09/29/22



[Edit](#)



[Edit](#)

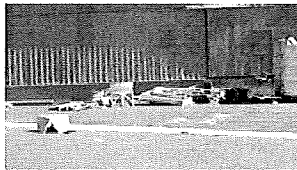


[Edit](#)

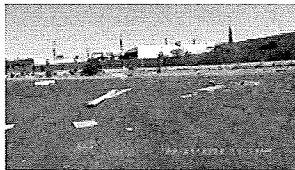
Photos taken on: 09/21/22



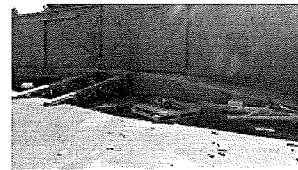
[Edit](#)



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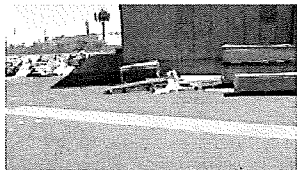


[Edit](#)

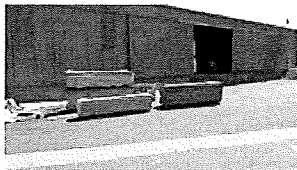


[Edit](#)

Photos taken on: 08/17/22



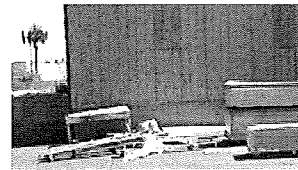
[Edit](#)



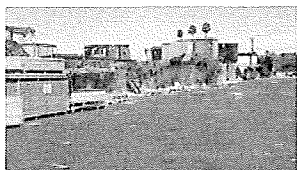
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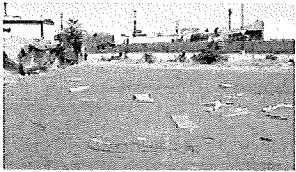
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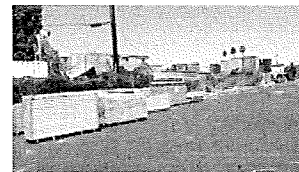
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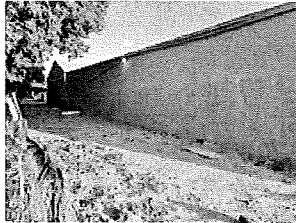


Edit

Photos taken on: 08/12/22



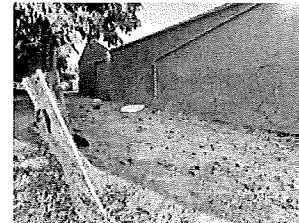
Edit



Edit



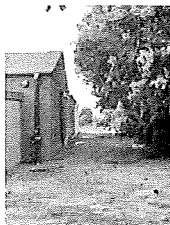
Edit



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Edit



Edit

Photos taken on: 04/05/22



Edit



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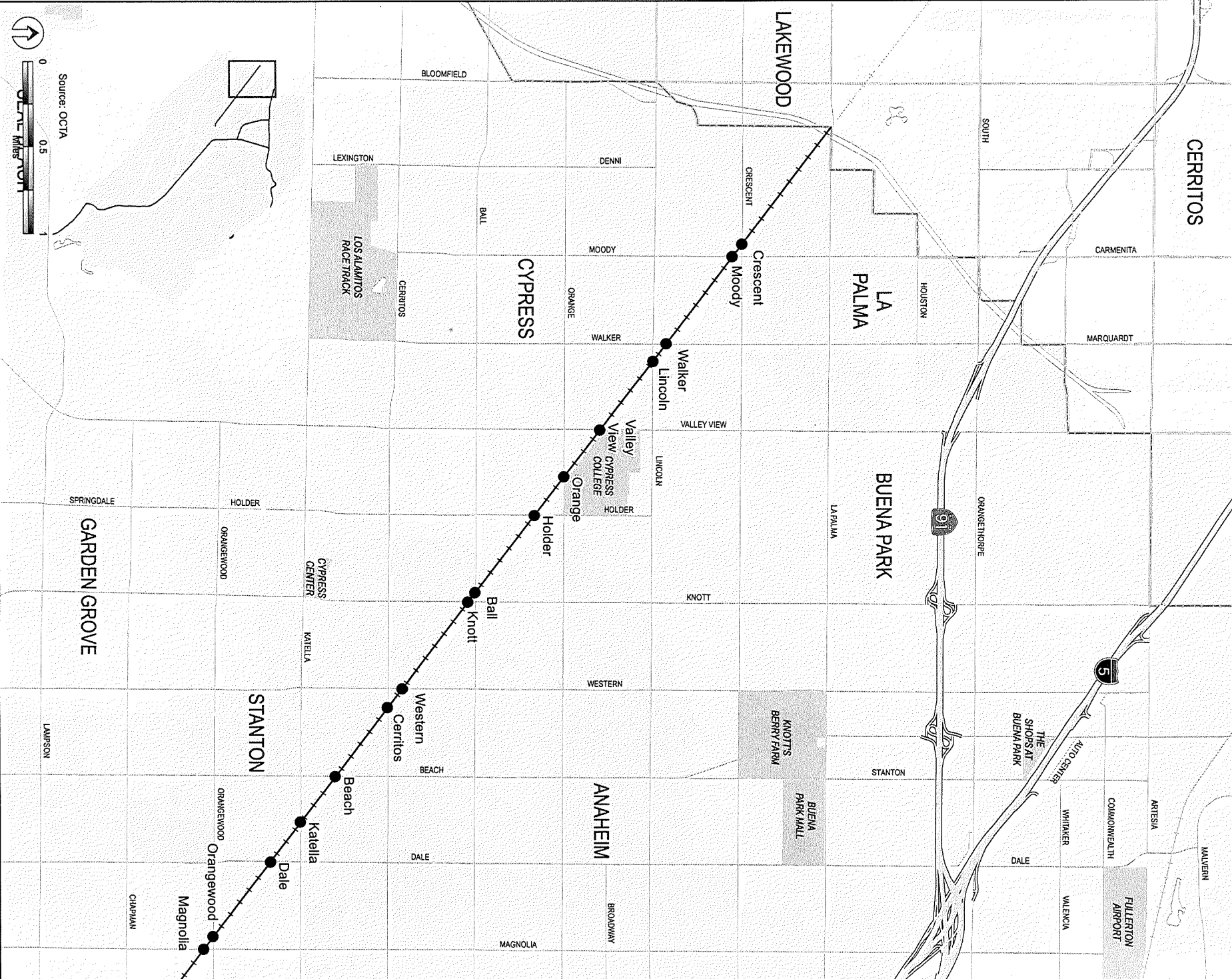
12851 NELSON ST - AR

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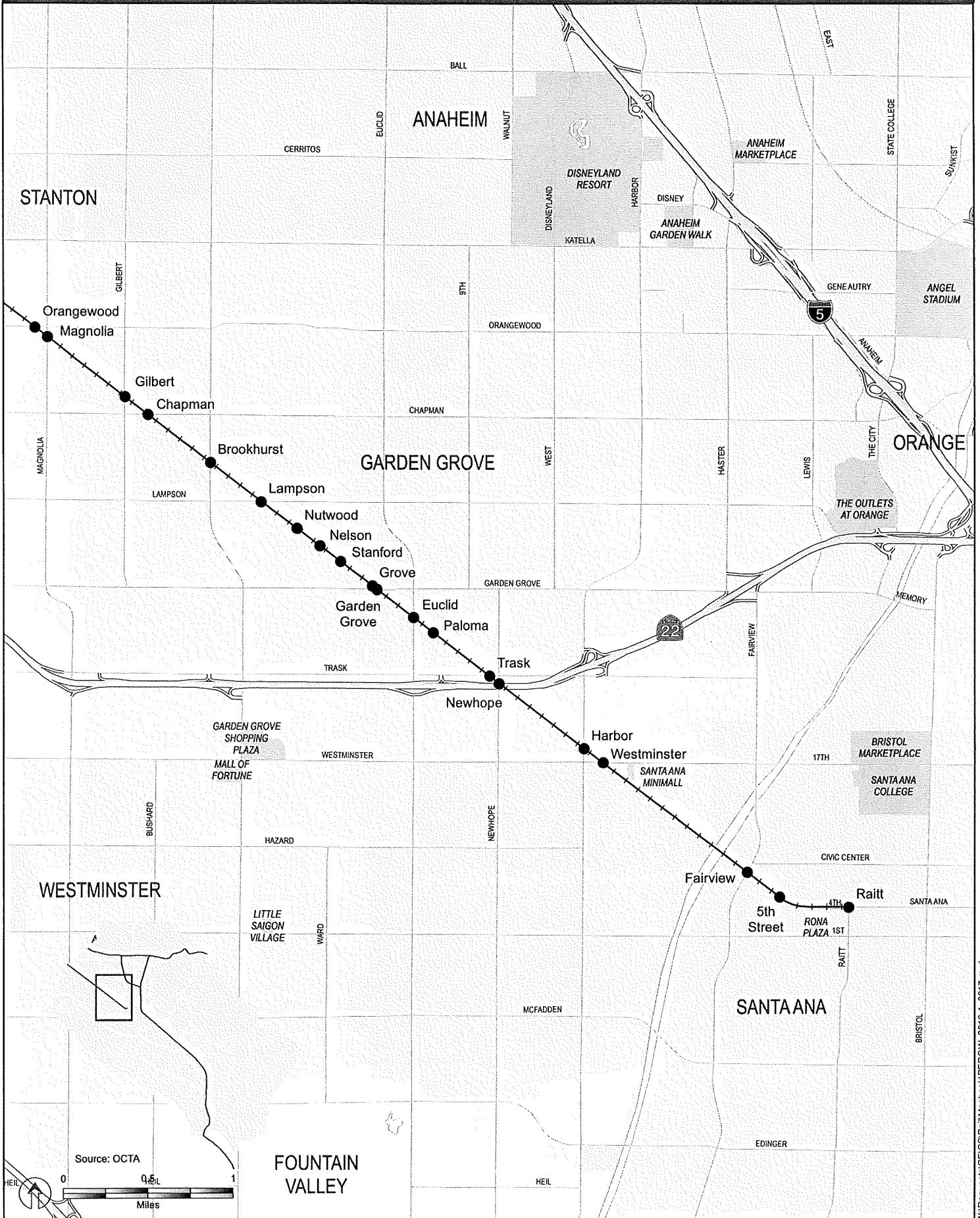
Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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New document: No file chosen

File name	Uploaded date	
Octa_right-of-way_map2	09/27/22	Delete
Octa_right-of-way_map1	09/27/22	Delete
12851_nelson_st_medal_honor_bike_pedestrian_trail	09/27/22	Delete



8/26/2016



Source: OCTA



Medal Honor Bike & Pedestrian Trail

④ Inspect the fence

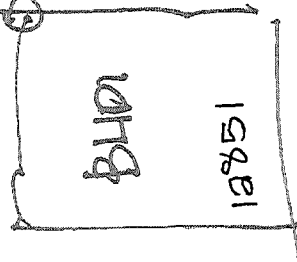
WHO INFANTS
THE OWNER
(SURVEY)

FENCE PERMANENT
WHO RESPONSIBLE

ENCLOSUREMENT
OCTA
CONFIRM

106'

Nelson St.



Orange County
Transportation Authority

550 South Main Street
P.O. Box 14184
Orange, CA 92863-1584

Matthew Reyes
Rail Maintenance-of-Way
Administrator

tel: 714.560.5417
email: mreyes@octa.net



Orange County
Transportation Authority

550 South Main Street
P.O. Box 14184
Orange, CA 92863-1584

Gerald R. Smith
Section Manager,
Rail Maintenance-of-Way

tel: 714.560.5966
email: gsmith@octa.net



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None.

Created	Bill To	Invoice #	Total
<input type="button" value="CREATE NEW"/>			

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+ Add

11/03/22 - 09:35 AM**Andre Brown**

I spoke with Paul Guerrero this morning from Community and Economic Development, and he said that he spoke Bill Mock, Senior Property Agent Orange County Transportation Authority two weeks ago about the fence near the pedestrian trail. He ask Bill Mock whose responsible for fixing the fence, and if the City is responsible, and that Bill need to notify the owner to contact the city.

Paul Guerrero, Community and Economic Development
Ph: 714.741.5181
Email: paulg@ggcity.org

Bill Mock, Senior Property Agent Orange County Transportation Authority
Ph: 714.560.5737
Fax: 714.560.5734
Email: wmock@octa.net

Edit

10/17/22 - 11:53 AM**Rita Cramer**

From : Rita Cramer <ritac@ggcity.org>
Subject : Re: Site visit at Nelson ROW and Parcel map
To : Gerald Smith <gsmith@octa.net>
Cc : Bill Mock <wmock@octa.net>, Tobacco Enforcement <andreb-contractor@ci.garden-grove.ca.us>
Mon, Oct 17, 2022 11:52 AM
Attachment 1 attachment
Hi Gerald,

Thank you again for coming out with [REDACTED] to meet with Andre Brown and me out at the site, and also for the PE ROW parcel map which has been very helpful. Let us know when the south fencing at the Nelson Right-of-Way location (just north of 12851 Nelson St.) which is dilapidated can be examined more closely by yourself and Bill Mock to determine the possibility of its replacement due to its severely deteriorated condition.

Thank you,

Description: gg (Small)

Rita Cramer, Sr. Code Enforcement Officer
City of Garden Grove | 11222 Acacia Parkway | Garden Grove, CA 92840
Community and Economic Development Department | Building & Safety Division | Code Enforcement
Tel: (714) 741-5355 | Email: rita@ggcity.org

From: "Gerald Smith" <gsmith@octa.net>
To: "Rita Cramer" <ritac@ggcity.org>
Sent: Tuesday, September 27, 2022 3:04:47 PM
Subject: FW: Parcel map

Hi Rita,

I shared these three attachments with Andre earlier, I forgot to bring your card into my office. I'm still working on the information for the fence.

Thanks,

Gerald

Edit

10/03/22 - 02:37 PM**Svetlana Moure**

chinhpham@firstteam.com

Edit

10/03/22 - 02:37 PM

Svetlana Moure

From: "Chinh Pham" [REDACTED]
To: codeenforcement@ggcity.org, "Tobacco Enforcement" <andreb-contractor@ggcity.org>
Sent: Monday, October 3, 2022 2:09:23 PM
Subject: Fw: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Hello Andre,

We are in the process of cleaning the remaining items the previous tenant.

----- Forwarded Message -----

From: "codeenforcement@ggcity.org" <codeenforcement@ggcity.org>
To: "v8investments@yahoo.com" <v8investments@yahoo.com>
Sent: Saturday, October 1, 2022 at 01:00:42 AM PDT
Subject: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Hi,

This is a reminder that a property located in the City of Garden Grove that you are associated with, currently has an open code case on file. If you are active with working on getting into compliance, we appreciate that. Just send us a quick update to add to your case file.

If you are uncertain on the status of your code enforcement case, please reach out to andreb-contractor@ggcity.org.

Please note: Delays in communicating with your Code Enforcement Officer and/or not completing your compliance requirements in a timely manner could result in further enforcement actions.

Thank you
Code Enforcement

--

Best,

Chinh Pham | Associate
First Team Commercial
First Team Real Estate
CA License #02023389

20100 Brookhurst St.
Huntington Beach, CA 92646
[REDACTED]

Edit

09/27/22 - 09:36 AM

Andre Brown

Rita Cramer Senior Code Enforcement Officer and I met with Gerald Smith, Section Manager, Rail Maintenance-of-Way, and Matthew Reyes, Rail Maintenance-of-Way Administrator. We discuss the maintenance of the bike & pedestrian trail, because there is an issue with a fence that sit on the trail. Gerald stated that the City and OCTA have agreement that the City is responsible for the maintenance of the trail. The fence is busted and need to be maintain, I met with the owner at the adjacent property(12851 Nelson St.), and he stated that the fence belong to Orange County Transportation Authority.

Gerald said that he will have to get with Bill Mock who is the Senior Property Agent for Orange County Transportation Authority. To see where the property sit, he said that it looks like an encroachment of the property. Gerald also stated that OCTA is only responsible for a 100ft of the right-of-way and anything that falls outside of the 100ft is on private property. So I met Paul Guerrero from Community and Economic Development, and discuss the meeting I had with Gerald and Matthew from OCTA. Paul also said that the City do have a license agreement with OCTA. But he did not know what the agreement stated far as the maintenance, because he have not read it in a long time. Paul told me that he will follow-up on the license agreement and get to back to me with some information. I called Bill Mock and did not get answer, so I left him a voicemail.

Gerald Smith, Section Manager, Rail Maintenance-of-Way
Ph: 714.742.1380
Email: gsmith@otca.net

Matthew Reyes, Rail Maintenance-of-Way Administrator

Ph: 714.560.5417

Email: mreyes@octa.net

Bill Mock, Senior Property Agent Orange County Transportation Authority

Ph: 714.560.5737

Fax: 714.560.5734

Email: wmock@octa.net

Paul Guerrero, COMMUNITY AND ECONOMIC DEVELOPMENT

Ph: 714.741.5181

Email: paulg@ggcity.org

Edit

09/26/22 - 03:51 PM

Andre Brown

I spoke with the Orange County Transportation Authority Supervisor by the name of Gerald Smith, about different violations on the Medal Of Honor Bike and Pedestrian Trail. I have a schedule meeting with him on 9/27/2022, at 8am, to discuss whose responsible for the maintenance.

Gerald Smith, Section Manager, Rail Maintenance-of-Way

Ph: 714.742.1380

Email: gsmith@otca.net

Edit

09/22/22 - 04:51 PM

Andre Brown

I left a voicemail for Orange County Transportation Authority, employee by the name Matthew Reyes, Rail Maintenance-of-Way Administrator. Because the Property Owner said that OTCA, is responsible for fix the fence near the Bike and Pedestrian Trail. So I told the property owner that I would have to take a look at the property line. Also Senior Code Enforcement Officer Rita Cramer gave me Bill Mock Senior Real Property Agent Orange County Transportation Authority, information so that I can give him a call about the property.

Matthew Reyes, Rail Maintenance-of-Way Administrator

Ph: 714.560.5417

Bill Mock, Senior Property Agent Orange County Transportation Authority

Ph: 714.560.5737

Fax: 714.560.5734

Email: wmock@otca.net

Edit

09/02/22 - 06:29 AM

Svetlana Moure

From: "Chinh Pham" <[REDACTED]>

To: codeenforcement@ggcity.org

Sent: Thursday, September 1, 2022 4:21:39 PM

Subject: Re: Fw: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Andre,

Thank you for the call back. We understand you are currently handling the case at 12851 Nelson St. We are currently in the process of removing all trash and debris on the lot that was left behind from the previous tenant.

Thank you for allowing us time to remove the graffiti and fix the black gates.

Please verify the property line. We have been in communication with Bill Mock from OCTA regarding fence repair next to the bike trail.

Bill Mock | Sr. Real Property Agent

Orange County Transportation Authority

(714) 560-5737 | wmock@octa.net

We will keep you updated on progress and if we need more time.

Thank you

Edit

09/01/22 - 03:52 PM**Andre Brown**

permit# 10-1113 PermitCity

location: 12851 NELSON ST

permit status: Inspections

created on: May 03, 2010

issued on: May 03, 2010

expiration: Oct 30, 2010

contractor: J D CONSTRUCTION

work type: Commercial Electrical Permit

waste management plan: not applicable or not yet created

work description RELOCATE ELECTRICAL PANEL

inspection status Expired No inspections in System

Edit

09/01/22 - 03:45 PM**Andre Brown**

I spoke with the Property Owner by the name of Chinh Pham, and he had questions about the Notice of Violations. I explain the Notice and the violation of graffiti, trash & debris, and a busted fence. Chinh said that called and didn't get an answer from Jake and though that Jake was handling the case, I informed him that I am the officer that's handling the case, and he ask for more time I gave until 9/9/2022. So I gave him my contact information if he needed to contact me again. I also check permitcity and the only have one inspection of a Relocate Electrical Panel that haven't been inspected.

Chinh Pham, Property Owner
[REDACTED]

Edit

09/01/22 - 03:29 PM**Andre Brown**

I received this from the property manager at 12851 Nelson.

Jake Tran
Code Enforcement Officer
714-741-5338

Begin forwarded message:

From: Chinh Pham [REDACTED]
Date: September 1, 2022 at 2:14:49 PM PDT
To: Jake Tran <jaket@ggcity.org>
Subject: Fwd: Fw: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Hi Jake,

We called a few weeks back but did not get a response. Received this email in the morning. Will you help us clarify?

We are in the process of removing all trash/debris on the exterior of the warehouse.

Thank you

----- Forwarded message -----

From: V8 Investments <v8investments@yahoo.com>
Date: Thu, Sep 1, 2022 at 2:08 PM
Subject: Fw: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST
To: Chinh Pham [REDACTED]

----- Forwarded Message -----

From: codeenforcement@ggcity.org <codeenforcement@ggcity.org>
To: "v8investments@yahoo.com" <v8investments@yahoo.com>

Sent: Thursday, September 1, 2022 at 07:58:24 AM PDT
Subject: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Hi,

This is a reminder that a property located in the City of Garden Grove that you are associated with, currently has an open code case on file. If you are active with working on getting into compliance, we appreciate that. Just send us a quick update to add to your case file.

If you are uncertain on the status of your code enforcement case, please reach out to the Code Enforcement Division at codeenforcement@ggcity.org. We will connect you with your Code Enforcement Officer.

Please note: Delays in communicating with your Code Enforcement Officer and/or not completing your compliance requirements in a timely manner could result in further enforcement actions.

Thank you
Code Enforcement

--
Best,

Chinh Pham | Associate
First Team Commercial
First Team Real Estate
CA License #02023389

20100 Brookhurst St.
Huntington Beach, CA 92646

[REDACTED]

Edit

08/17/22 - 04:51 PM

Andre Brown

From: "Craig Durfey" [REDACTED]
To: "Craig Durfey" [REDACTED], "Public Records Request" <cityclerk@ggcity.org>, "Maureen Blackmun" [REDACTED], "Maria Stipe" <marias@ci.garden-grove.ca.us>, "Rita Cramer" <ritac@ggcity.org>, "Ralph Hernandez" <ralphh@ggcity.org>, "Greg Blodgett" <greg1@ggcity.org>, "Lisa Kim" <lisak@ggcity.org>, communityrelations@ggcity.org, "stevej@ggcity.org" <stevej@ci.garden-grove.ca.us>, stephaniek@garden-grove.org, "George Brietigam" <georgeb@ggcity.org>, thuhan@ggcity.org, "Phat Bui" <phatb@ggcity.org>, joneill@garden-grove.org, johnmo@ggcity.org, janetp@ggcity.org, sugeiry@ggcity.org
Sent: Monday, August 15, 2022 12:29:25 PM
Subject: 12851 NELSON Mayor Jones Request your assistance to address many years of neglect

08-15-2022

CRAIG A. DURFEY

P.O.BOX 937 GARDEN GROVE, CA 92842

[REDACTED]

Mayor Steve Jones

City of Garden Grove

11300 Stanford Avenue,

Garden Grove, California

City Council

Code Enforcement

City Staff

Dear Mayor Jones

Request your assistance to address many years of neglect by property owners at 12851 Nelson, that even during the open street event with many city council members dedicated the Red Car Mural north west wall across from the south side fence where the blight with graffiti along the gray wall inside the Medal of Honor Bike Pedestrian Trail Park.

Prior to the event many emails over the years about the blight with calls to remove the graffiti and repair the chain link fence that went deaf ears from city hall. I was embarrassed that our city was permitting this to occur to the general public and outside attending open street events. In fact it was recorded on facebook for all to see Wow.

Thank You

Craig A. Durfey

Edit

**CASE# 189232**

Actions: Close Case | Print | PDF | Audit

12851 NELSON ST - AR

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09/01/22 - 07:46 AM**Open Case Reminder**

Date: Thu, 1 Sep 2022 07:46:17 -0700

From: codeenforcement@ggcity.org

To: v8investments@yahoo.com

Message-Id: <6310c5b98ac_73643f7f9e2159b43566ec@dhh.ci.garden-grove.ca.us.tmail>

Subject: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Mime-Version: 1.0

Content-Type: multipart/mixed; boundary=mimepart_6310c5b9b77d_73643f7f9e2159b435693d

--mimepart_6310c5b9b77d_73643f7f9e2159b435693d

Content-Type: multipart/alternative; boundary=mimepart_6310c5b9b8ac_73643f7f9e2159b43570d

--mimepart_6310c5b9b8ac_73643f7f9e2159b43570d

Content-Type: text/html; charset=utf-8

Content-Transfer-Encoding: Quoted-printable

Content-Disposition: inline

Hi,

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Please note:

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Thank you

Code Enforcement

--mimepart_6310c5b9b8ac_73643f7f9e2159b43570d

Content-Type: text/plain; charset=utf-8

Content-Transfer-Encoding: Quoted-printable

Content-Disposition: inline

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PLEASE NOTE: Delays in communicating with your Code Enforcement Officer and/or not completing your compliance requirements in a timely manner could result in further enforcement actions.

Thank you
Code Enforcement =

--mimepart_6310c5b9b8ac_73643f7f9e2159b43570d--

--mimepart_6310c5b9b77d_73643f7f9e2159b435693d--

10/01/22 - 01:00 AM

Open Case Reminder

Date: Sat, 1 Oct 2022 01:00:34 -0700
From: codeenforcement@ggcity.org
Reply-To: andreb-contractor@ggcity.org
To: gsmith@otca.net
Message-Id: <6337f3a27cafd_13d63f854abc09bc368560@dhh.ci.garden-grove.ca.us.tmail>
Subject: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST
Mime-Version: 1.0
Content-Type: multipart/mixed; boundary=mimepart_6337f3a287bdb_13d63f854abc09bc36884e

--mimepart_6337f3a287bdb_13d63f854abc09bc36884e
Content-Type: multipart/alternative; boundary=mimepart_6337f3a287d0d_13d63f854abc09bc3689c3

--mimepart_6337f3a287d0d_13d63f854abc09bc3689c3
Content-Type: text/html; charset=utf-8
Content-Transfer-Encoding: Quoted-printable
Content-Disposition: inline

Hi,

This is a reminder that a property located in the City of Garden Grove that you are associated with, currently has an open code case on file. If you are active with working on getting into compliance, we appreciate that. Just send us a quick update to add to your case file.

If you are uncertain on the status of your code enforcement case, please reach out to andreb-contractor@ggcity.org.

Please note:

Delays in communicating with your Code Enforcement Officer and/or not completing your compliance requirements in a timely manner could result in further enforcement actions.

Thank you

Code Enforcement

--mimepart_6337f3a287d0d_13d63f854abc09bc3689c3
Content-Type: text/plain; charset=utf-8
Content-Transfer-Encoding: Quoted-printable
Content-Disposition: inline

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Code Enforcement

--mimepart_6337f3a287d0d_13d63f854abc09bc3689c3--

--mimepart_6337f3a287bdb_13d63f854abc09bc36884e--

10/01/22 - 01:00 AM

Open Case Reminder

Date: Sat, 1 Oct 2022 01:00:41 -0700

From: codeenforcement@ggcity.org

Reply-To: andreb-contractor@ggcity.org

To: v8investments@yahoo.com

Message-Id: <6337f3a9651e_13d63f854abc09bc44624b@dhh.ci.garden-grove.ca.us.tmail>

Subject: City of Garden Grove - Open Code Enforcement Case at 12851 NELSON ST

Mime-Version: 1.0

Content-Type: multipart/mixed; boundary=mimepart_6337f3a9150ea_13d63f854abc09bc446555

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Content-Type: multipart/alternative; boundary=mimepart_6337f3a91529f_13d63f854abc09bc446635

--mimepart_6337f3a91529f_13d63f854abc09bc446635

Content-Type: text/html; charset=utf-8

Content-Transfer-Encoding: Quoted-printable

Content-Disposition: inline

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--mimepart_6337f3a91529f_13d63f854abc09bc446635

Content-Type: text/plain; charset=utf-8

Content-Transfer-Encoding: Quoted-printable

Content-Disposition: inline

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--mimepart_6337f3a9150ea_13d63f854abc09bc446555--