



CASE# 184493

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13641 LANNING ST - R-1-7

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Case closed. Approved by Carl Houston on 07/20/21.

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Reactive Report

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Inspector: Julie Ashleigh **RD#** 126

Date/Time: 11/12/20 - 02:36 PM **N.O.V Date:** 01/13/21

Reinspection: Timestamp now **Closed Date:** 06/10/21

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

COMPLAINING PARTIES

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

VIOLATION CODE:

- 01 Inoperative Vehicle
- 04.1 Storage of Debris
- 05.1 Auto Repair in Residential
- 09.2 Living in a Garage or Shed
- 23 California Building Code Violation(s)
- 27 Yard Setback
- 30.5 Marijuana Cultivation

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

- *** DEMO PERMIT REQUIRED:
- 1) REMOVE THE BEDROOM FROM INSIDE THE GARAGE: REMOVE DRYWALL ON THE WALLS AND CEILING AND ALL ASSOCIATED UNPERMITTED ELECTRICAL AND REMOVE WINDOW ADDED ON THE NORTH SIDE OF THE GARAGE.
 - 2) REMOVE THE BEDROOM THAT WAS ADDED TO THE HOUSE BY BUILDING A WALL AT THE REAR OF THE FAMILY ROOM.
 - 3) RELOCATE THE WASHER AND DRYER TO THEIR ORIGINAL LOCATION OR GET THEM APPROVED AT THEIR CURRENT LOCATION IN THE FAMILY ROOM.
 - 4) REMOVE THE UNPERMITTED 3/4 BATHROOM THAT WAS BUILT OUTSIDE AT THE BACK OF THE HOUSE ON THE SOUTH WEST CORNER.
 - 5) REMOVE ANY/ALL DETACHED SHEDS THAT ARE CURRENTLY IN THE SETBACK BY MAKING SURE THEY ARE 5 FEET FROM ALL PROPERTY LINES, REDUCE THE SIZE OF THE SHEDS TO NOT MORE THAN 120 SQUARE FEET, AND REMOVE ALL UNPERMITTED ELECTRICAL SUPPLY TO THE DETACHED SHEDS.
 - 6) REMOVE KEYED LOCKS FROM ALL INTERIOR DOORS

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: RENE ALCO CER **Phone #:** None.
Address: 13641 LANNING ST, GARDEN GROVE, CA 92843
Email: None.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]





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05/28/21 - 03:45 PM

Ryan Dake

Final inspection today. all violations have been taken care of the permit is closed the case is ok to close.

[Edit](#)

05/04/21 - 03:42 PM

Joceline Rivera

I helped Maria Rebollar schedule an inspection for the remaining items that have to be completed. Her inspection is going to be on May 28, 2021. Phone number for Maria Rebollar is [REDACTED].

[Edit](#)

04/20/21 - 04:30 PM

Ryan Dake

first inspection today. looking at the plans they had on site for the addition to the garage i was ok with leaving the drywall up however they need to remove the ceiling fan and they need to install a fire rated door with self closing latches from the house to the garage. all other violations have been taken care of.

[Edit](#)

01/13/21 - 11:19 AM

Julie Ashleigh

01-12-2021 ARRIVED AT THE PROPERTY AND THE DRIVEWAY WAS FULL OF PARKED VEHICLES, ONE OF WHICH WAS A BLACK BMW ((3GVJ240) HAD THE HOOD OPEN AND WAS BEING WORKED ON. I APPROACHED THE GUY WORKING ON THE CAR AND IDENTIFIED MYSELF. HE SAID HE IS THE PROPERTY OWNER AND HAS BEEN WAITING FOR ME. THE GARAGE DOOR WAS PARTIALLY OPEN SO I ASKED IF I COULD LOOK INSIDE? HE SAID YES. THE GARAGE WAS FULL OF TOOLS, MOST OF WHICH APPEARED TO BE AUTO REPAIR TOOLS INCLUDING A LARGE COMPRESSOR FOR PNEUMATIC TOOLS. I COULD ALSO SEE FRAMING FOR A ROOM INSIDE THE GARAGE.

MARIA LABOLLAR TOOK ME THROUGH THE HOUSE AS WELL AS IN TO THE GARAGE AND THE BACKYARD. THE 4 BEDROOM, 4 BATH HOUSE HAS BEEN TURNED IN TO A 6 BEDROOM, 5 BATHROOM HOUSE. A BEDROOM HAS BEEN ADDED IN THE REAR OF THE FAMILY ROOM, ANOTHER BEDROOM HAS BEEN BUILT INSIDE THE GARAGE, AND A 3/4 BATHROOM HAS BEEN BUILT ON THE SOUTH WEST CORNER AT THE BACK OF THE HOUSE. ALL OF THE BEDROOM DOORS HAVE KEYED DOOR KNOBS SO THAT THE DOORS ARE LOCKED WHEN THE RESIDENTS ARE GONE SO THERE WERE 2 BEDROOMS THAT COULD NOT BE INSPECTED. THERE ARE ALSO SHEDS IN THE SETBACK ON BOTH THE NORTH WEST AND SOUTH WEST CORNERS OF THE BACKYARD.

WHEN I SPOKE TO MARIA LABOLLAR SHE SAID THAT THEY HAVE 5 TENANTS AND SHE AND HER HUSBAND STAY IN THE 6TH BEDROOM.

[PHOTOS]

[Edit](#)

12/02/20 - 03:11 PM

Julie Ashleigh

DRIVEWAY IS FULL OF VEHICLES, A FEW OF WHICH HAVE THE HOOD OPEN. FRONT YARD FENCE HAS BEEN MADE HIGHER THAN THE ALLOWABLE HEIGHT OBSTRUCTING THE VIEW OF THE FRONT OF THE HOUSE. SEVERAL MEN ON THE DRIVEWAY SO I DID NOT FEEL COMFORTABLE APPROACHING THE PROPERTY. [PHOTOS]

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Wednesday, June 28, 2023

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01/13/21 01/13/21 **Correction Notice - PO** [Print](#) [Preview](#) [Duplicate](#)

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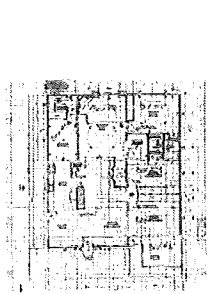
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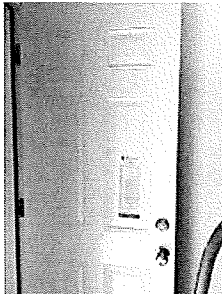
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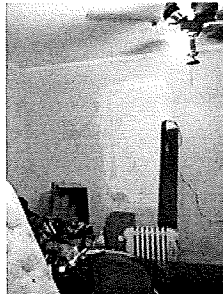
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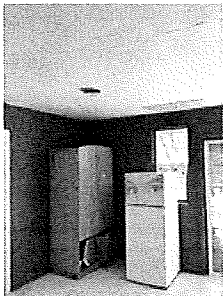
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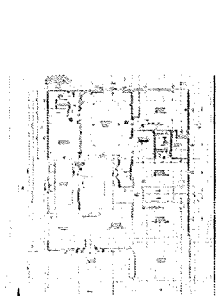
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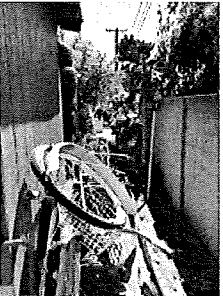
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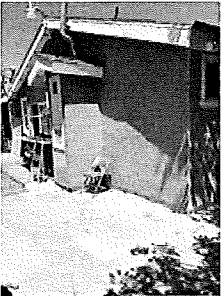
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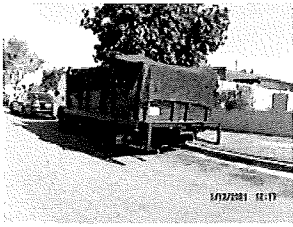


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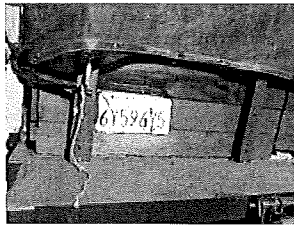


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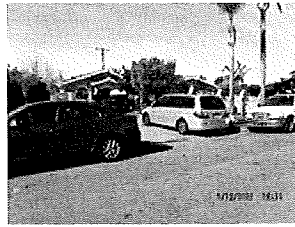
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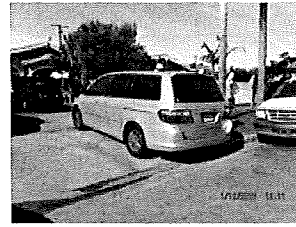
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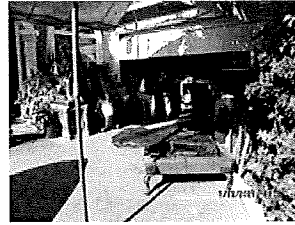
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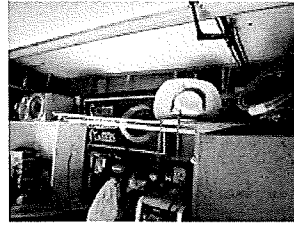
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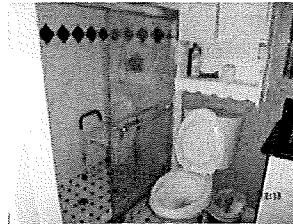
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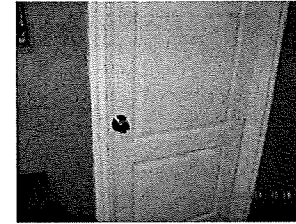
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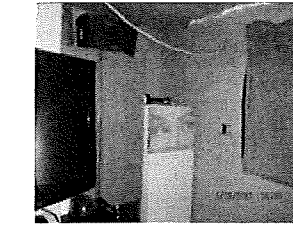
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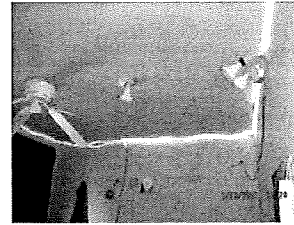
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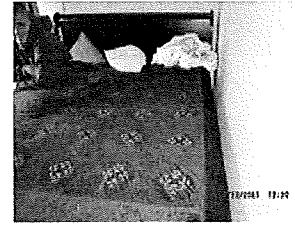
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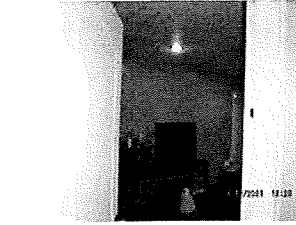
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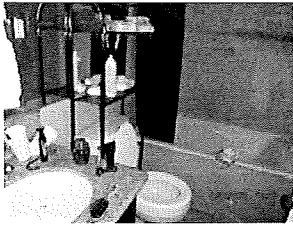
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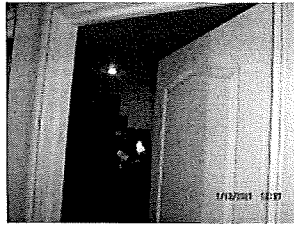
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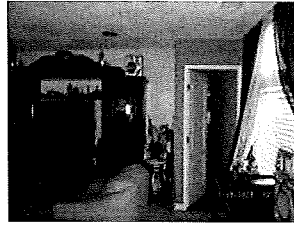
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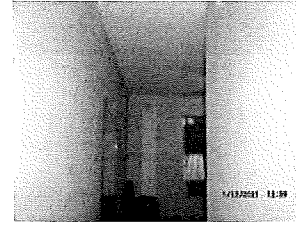
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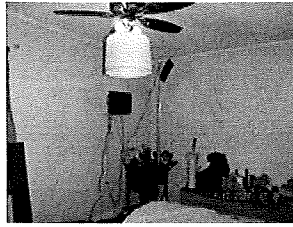
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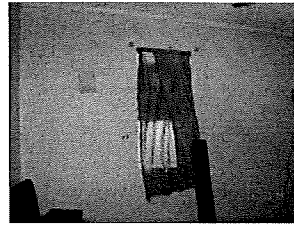
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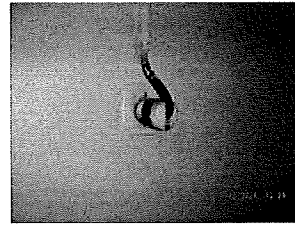
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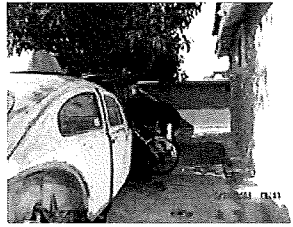
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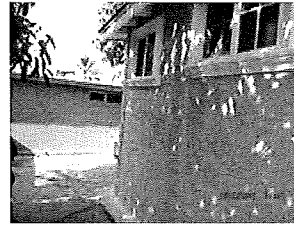
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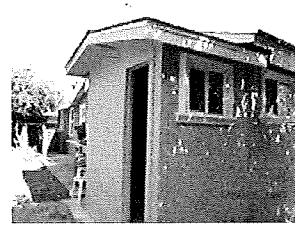
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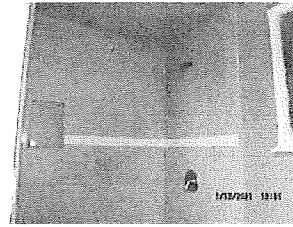
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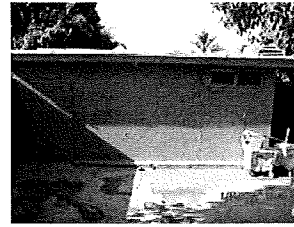
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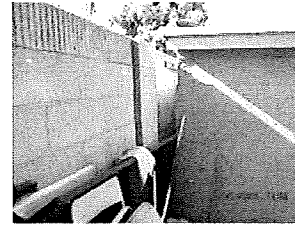
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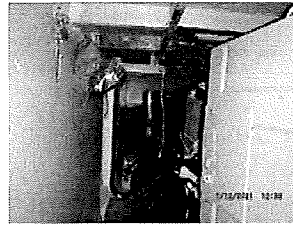
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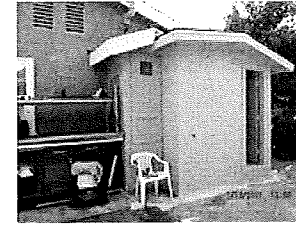
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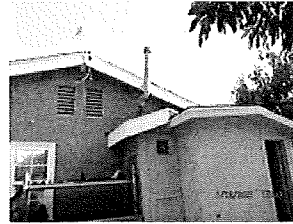
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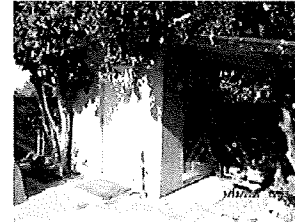
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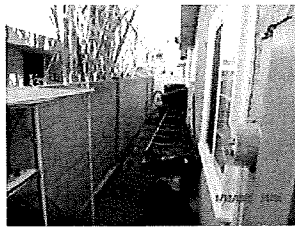
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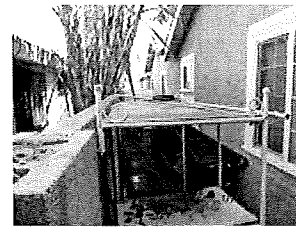
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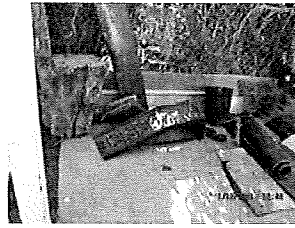
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Photos taken on: 12/02/20



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CITY OF GARDEN GROVE

REQUEST FOR INSPECTION

RENE ALCOCCER/MARIA REBOLLAR
13641 LANNING ST.
GARDEN GROVE, CA 92843

Violation Address: 13641 LANNING ST.
APN: 100-383-19
Case No: #184493
Officer: ASHLEIGH
Date: DECEMBER 11, 2020

Mr. Alcocer and Ms. Rebollar,

The City of Garden Grove has received information regarding possible Garden Grove Municipal Code (G.G.M.C.) and/or California Building Code (C.B.C.) violations on your property located at 13631 Lanning St., Garden Grove, CA 92843 including but not limited to:

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. **Any alterations to subdivide the primary structure in to separate units require approvals and permits. Any additions, conversions or alterations of any part of your home from its permitted condition requires approval from the Planning Department and proper Building permits. (GGMC § 18.04.010; CRC § R105.1)**

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 within the next 5 days for a joint inspection of the property, as well as the interior of all buildings on the property.

Failure to schedule an inspection will constitute a refusal to inspect and will result in the Code Enforcement Division obtaining an inspection warrant for your property.

Please contact me if you have any questions regarding this matter. My office hours are Monday-Thursday from 7:30 – 9:00 a.m. and 4:30 - 5:30 p.m. or you can reach me via telephone at (714) 741-5356.

Thank you for your cooperation in advance.

Sincerely,

Julie Ashleigh
Code Enforcement Officer



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Created Bill To Invoice # Total

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06/10/21 - 05:43 PM**Julie Ashleigh**

PER BUILDING INSPECTOR R. DAKE, ALL VIOLATIONS ON THIS PROPERTY HAVE BEEN ABATED.

CLOSE

Edit

05/28/21 - 03:45 PM**Ryan Dake**

Final inspection today. all violations have been taken care of the permit is closed the case is ok to close.

Edit

05/24/21 - 08:13 AM**Julie Ashleigh**

MOVED TO 06-17-2021 (ADJUSTING MY CALENDAR FOR VACATION)

Edit

05/05/21 - 07:57 AM**Julie Ashleigh**

RECHECK 06-01-2021

Edit

04/20/21 - 04:30 PM**Ryan Dake**

first inspection today. looking at the plans they had on site for the addition to the garage i was ok with leaving the drywall up however they need to remove the ceiling fan and they need to install a fire rated door with self closing latches from the house to the garage. all other violations have been taken care of.

Edit

04/12/21 - 08:35 AM**Julie Ashleigh**

PERMIT #21-0896 IS EXPIRED.

PENDING INSPECTION ON 04-20-2021

RECHECK 04-28-2021

Edit

03/11/21 - 04:31 PM**Julie Ashleigh**

RECHECK 04-12-2021

Edit

03/11/21 - 10:01 AM**Bryson Dahlheimer**

Permit paid and issued 21-0896

REF CASE# 184493. DEMO PERMIT TO INCLUDE: 1) REMOVE THE BEDROOM FROM INSIDE THE GARAGE: REMOVE DRYWALL ON THE WALLS AND CEILING AND ALL ASSOCIATED UNPERMITTED ELECTRICAL AND REMOVE WINDOW ADDED ON THE NORTH SIDE OF THE GARAGE. 2) REMOVE THE BEDROOM THAT WAS ADDED TO THE HOUSE BY BUILDING A WALL AT THE REAR OF THE FAMILY ROOM. 3) RELOCATE THE WASHER AND DRYER TO THEIR ORIGINAL LOCATION OR GET THEM APPROVED AT THEIR CURRENT LOCATION IN THE FAMILY ROOM. 4) REMOVE THE UNPERMITTED 3/4 BATHROOM THAT WAS BUILT OUTSIDE AT THE BACK OF THE HOUSE ON THE SOUTH WEST

CORNER. 5) REMOVE ANY/ALL DETACHED SHEDS THAT ARE CURRENTLY IN THE SETBACK BY MAKING SURE THEY ARE 5 FEET FROM ALL PROPERTY LINES, REDUCE THE SIZE OF THE SHEDS TO NOT MORE THAN 120 SQUARE FEET, AND REMOVE ALL UNPERMITTED ELECTRICAL SUPPLY TO THE DETACHED SHEDS. 6) REMOVE KEYED LOCKS FROM ALL INTERIOR DOORS

Edit

03/10/21 - 01:25 PM**Julie Ashleigh**

CALLED AND REMINDED MRS. REBOLLAR THAT SHE NEEDS TO COME TO CITY HALL TO PAY FOR HER DEMO PERMIT.

Edit

03/10/21 - 01:24 PM**Julie Ashleigh**

03-09-2020 CODE OFFICER J. RIVERA CALLED MRS. REBOLLAR TO LET HER KNOW THAT THE PERMIT WAS READY TO BE PAID FOR SO IT CAN BE ISSUED. MRS. REBOLLAR SAID SHE WOULD BE IN TOMORROW AT 9:30AM TO PAY FOR THE PERMIT.

Edit

03/08/21 - 01:36 PM**Vinh Vu**

PROVIDED JULIE A. WITH THE INVOICE TO PAY FOR DEMO PERMIT.

Edit

03/03/21 - 05:32 PM**Julie Ashleigh**

TOOK THE PERMIT PAPERWORK TO MRS. REBOLLAR AT HER HOME WHERE J. RIVERA TRANSLATED AND HELPED HER FILL THEM OUT.

Edit

02/24/21 - 04:29 PM**Julie Ashleigh**

PHONE CALL FROM MARIA REBOLLAR. JOCELYN RIVERA INTERPRETED FOR ME. REBOLLAR SAID SHE DOES NOT HAVE INTERNET AND THERE IS NO ONE THAT CAN HELP HER DOWNLOAD THE FORMS. MRS. REBOLLAR SAID SHE CAN COME TO CITY HALL TO PICK THEM UP. I PUT THEM IN AN ENVELOPE AND LEFT THEM AT THE FRONT DESK FOR HER TO PICK UP TOMORROW.

Edit

02/24/21 - 04:15 PM**Julie Ashleigh**

ORIGINAL COMPLAINT: Owners have more than one inoperative vehicle stored taking space. They also have non-permitted construction rooms and alterations on back of the property. Owners dealing narcotics from garage. CR-12921:AA

Edit

02/18/21 - 10:52 AM**Julie Ashleigh**

RECHECK 03-03-2021

Edit

02/18/21 - 10:51 AM**Julie Ashleigh**

EMIAL SENT:

Ms. Rebollar,

Please fill out the attached documents and return them via email to: building@ggcity.org

Please copy me in the email to keep me in the loop.

Once the application has been received and reviewed, you should receive an invoice.

After the invoice has been paid, the permit will be issued. The permit will be good for 30 days.

As soon as the scope of the work has been completed, please set up an inspection with a City of Garden Grove Building Inspector. They will notify me when the permit has been signed off and I can close my case.

Please let me know if you have any questions.

Julie Ashleigh
Code Enforcement Officer
City of Garden Grove
714-741-5356

The scope of the work to be included in the demolition permit includes but is not limited to:

- 1) REMOVE THE BEDROOM FROM INSIDE THE GARAGE: REMOVE DRYWALL ON THE WALLS AND CEILING AND ALL ASSOCIATED UNPERMITTED ELECTRICAL AND REMOVE WINDOW ADDED ON THE NORTH SIDE OF THE GARAGE.
- 2) REMOVE THE BEDROOM THAT WAS ADDED TO THE HOUSE BY BUILDING A WALL AT THE REAR OF THE FAMILY ROOM.
- 3) RELOCATE THE WASHER AND DRYER TO THEIR ORIGINAL LOCATION OR GET THEM APPROVED AT THEIR CURRENT LOCATION IN THE FAMILY ROOM.
- 4) REMOVE THE UNPERMITTED 3/4 BATHROOM THAT WAS BUILT OUTSIDE AT THE BACK OF THE HOUSE ON THE SOUTH WEST CORNER.
- 5) REMOVE ANY/ALL DETACHED SHEDS THAT ARE CURRENTLY IN THE SETBACK BY MAKING SURE THEY ARE 5 FEET FROM ALL PROPERTY LINES, REDUCE THE SIZE OF THE SHEDS TO NOT MORE THAN 120 SQUARE FEET, AND REMOVE ALL UNPERMITTED ELECTRICAL SUPPLY TO THE DETACHED SHEDS.

Edit

02/18/21 - 10:44 AM

Julie Ashleigh

RETURNED THE PHONE CALL AND SPOKE TO MS. REBOLLAR. I LET HER KNOW THAT SHE NEEDS TO GET A DEMO PERMIT AND THEN SET UP AN INSPECTION. SHE PROVIDED ME WITH HER EMAIL ADDRESS.

[REDACTED]

Edit

02/18/21 - 10:42 AM

Julie Ashleigh

02-17-2021 PHONE MESSAGE FROM MARIA REBOLLAR SAYING THAT ALL THE WORK AT THE HOUSE HAS BEEN DONE.

Edit

01/13/21 - 12:37 PM

Julie Ashleigh

recheck 02-09-2021

Edit

01/05/21 - 11:10 AM

Pete Roque

.

Edit

12/17/20 - 04:06 PM

Julie Ashleigh

RETURNED THE PHONE CALL AND SPOKE TO MARIA. WE SCHEDULED THE INSPECTION FOR 01-12-2021 AT 11:00AM

Edit

12/17/20 - 04:01 PM

Julie Ashleigh

MESSAGE FROM MARIA REBOLLAR. [REDACTED]

Edit

12/09/20 - 04:47 PM

Julie Ashleigh

SENDING REQUEST FOR INSPECTION. (SEE DOCUMENTS)

RECHECK 01-07-2021

Edit

12/01/20 - 12:27 PM

Julie Ashleigh

PERMITS FOUND FOR:

- * HVAC SYSTEM - 2007
- * ADD 2 BED, 2 BATH, RELOCATE EXISTING BATH AND ADD FAMILY ROOM AND TV ROOM - 2006
- * ADD 7 FEET TO EXISTING GARAGE

(SEE PHOTOS FOR MOST RECENT PLOT PLAN)

Edit

11/17/20 - 10:41 AM

Ameenah Abu-Hamdiyyah

Request CR-12978

Suspicious activity random people in and out everyday and falling asleep on side of street, illegal marijuana growing, converted garage, more than 1 illegally rented room in back of house, more than 2 inoperative vehicles that never move parked outside taking up space, built restroom outside in back property rerouted illegal wiring and plumbing.

Address: 13641 LANNING ST

Category: Other Code Enforcement Complaint

Submitted: November 16, 2020 06:40 PM

Requester: Anonymous

Edit

11/12/20 - 05:00 PM

Julie Ashleigh

MOVED TO 11-19-2020

Edit

11/12/20 - 02:40 PM

Ameenah Abu-Hamdiyyah

Request CR-12923

They have made half the garage into a room and they built a restroom out side in the back property and rerouted illegal wiring and plumbing. Growing illegal marijuana plants.

Address: 13641 LANNING ST

Category: Other Code Enforcement Complaint

Submitted: November 11, 2020 12:29 PM

[REDACTED]

Edit

11/12/20 - 02:38 PM

Ameenah Abu-Hamdiyyah

Scheduled Nov 16, 2020.

Edit

**CASE# 178149**
[Actions: Re-open](#) | [Print](#) | [PDF](#) | [Audit](#)

13641 LANNING ST - R-1-7

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

Case closed. Approved by Pete Roque on 03/18/19.

[Other closed cases](#)

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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Proactive Report

[Edit](#) | [Delete](#)
Inspector: Marcos Valadez **RD#** 126

Date/Time: 02/08/19 - 08:59 AM **N.O.V Date:**
Reinspection: Timestamp now **Closed Date:** 03/17/19

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

None.

VIOLATION CODE:

05.4 Short Term Rental in Residential Zone

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

STR

PROPERTY / WATER / BUSINESS OWNER INFORMATION:
Property Owner: ALCO CER, RENE **Phone #:** None.

Address: 13641 LANNING ST , GARDEN GROVE,CA 92843-3518

Email: None.



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Wednesday, June 28, 2023

CASE# 178149

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

13641 LANNING ST - R-1-7

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Case closed. Approved by Pete Roque on 03/18/19.

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None.



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Wednesday, June 28, 2023

CASE# 178149

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13641 LANNING ST - R-1-7

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

Case closed. Approved by Pete Roque on 03/18/19.

[Other closed cases](#)

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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None.

Created Printed Filename

OR

Use Template: ▼



CASE# 178149

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13641 LANNING ST - R-1-7

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Case closed. Approved by Pete Roque on 03/18/19.

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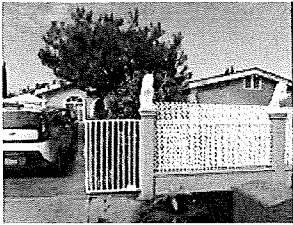
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[Comments](#)

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[Download all photos](#)

Photos taken on: 02/09/19



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Wednesday, June 28, 2023

CASE# 178149

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13641 LANNING ST - R-1-7

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

Case closed. Approved by Pete Roque on 03/18/19.

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- [Invoices](#)
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New document: No file chosen

File name	Uploaded date	
13641_lanning_st	02/08/19	Delete



NOTICE OF VIOLATION

February 7, 2019

**ALCOCER, RENE
13641 LANNING ST
GARDEN GROVE, CA 92843-3518**

**RE: SHORT-TERM RESIDENTIAL RENTAL at 13641 LANNING ST
(APN 10038319)**

Dear ALCOCER, RENE,

Records indicate that you are the owner of the above-referenced property in the City of Garden Grove. The purpose of this notice is to inform you that **advertising of short-term residential rentals and/or using your property as a short-term rental** is prohibited. Staff uncovered evidence that your property has been advertised as a short-term rental in violation of the Garden Grove Municipal Code (GGMC) sections 9.32.020.E.1, 9.08 and/or 9.12, and 8.02.

As a property owner, you are responsible for complying with all City laws including the zoning and short-term rental advertising ordinances. In order to comply, you are required to cease and desist advertising your property or any part of it as a short-term rental (a rental period 30 consecutive days or less) upon receipt of this notice. If evidence is collected that a short-term rental of your property occurs in violation of the referenced GGMC sections you will be cited at a rate of **\$1,000** per day.

We truly appreciate your assistance in maintaining your property in compliance with Garden Grove Municipal requirements. If you have any questions, or if you would like additional information, please do not hesitate to contact me at your earliest convenience at (714) 741-5351. Thank you for your cooperation.

A handwritten signature in black ink, appearing to read 'Pete Roque'.

Pete Roque
Code Enforcement Supervisor



Code Enforcement System

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Wednesday, June 28, 2023

CASE# 178149

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13641 LANNING ST - R-1-7

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Case closed. Approved by Pete Roque on 03/18/19.

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None.

Created Bill To Invoice # Total

[CREATE NEW](#)



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13641 LANNING ST - R-1-7

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02/11/19 - 01:30 PM

Pete Roque

Property Owner Ren Alcocer and Maria R cam into City hall and advised listing has been removed.

[Edit](#)

02/08/19 - 09:05 AM

Marcos Valadez

STR. Letter has been sent along with door hanger.

[Edit](#)



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Wednesday, June 28, 2023

CASE# 164378

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

13641 LANNING ST - R-1-7

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Case closed. Approved by Nida Watkins on 05/08/15.

[Other closed cases](#)

- Report
- Inspections**
- Notice Letters
- Photos
- Documents
- Invoices
- Comments
- System Emails

+ Add

04/28/15 - 12:49 PM

Rita Cramer

No auto repair, no visibly inoperative vehicles seen. Close

Edit

04/21/15 - 01:56 PM

Rita Cramer

No auto repair, no visibly inoperative vehicles on driveway or in the street.

Edit

04/08/15 - 03:08 PM

Rita Cramer

Sent 1st NOV.

Edit



CASE# 164378

13641 LANNING ST - R-1-7

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

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Created Printed Filename

04/08/15 04/08/15 **1nov - p/o** - [Print](#) [Preview](#) [Duplicate](#)

04/08/15 04/08/15 **1nov - wa** - [Print](#) [Preview](#) [Duplicate](#)

OR



April 08, 2015

RENE ALCO CER
13641 LANNING ST
GARDEN GROVE, CA 92843

Subject: **Municipal Code Violations at 13641 LANNING 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/have been observed at your property:

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

Auto repair is not a permitted use in residential zones. Vehicle repairs are only permitted inside of a garage and only on vehicles registered to the resident. Any inoperative vehicles and all auto parts must be stored inside a fully enclosed garage. You are hereby required to discontinue all auto repair outside of the garage and on vehicles which are not registered to you. (GGMC 9.08.20.040(A)(1), 9.12.20.040(A)(1))

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

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, a re-inspection fee may be charged.

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 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.



Rita Cramer
Code Enforcement Officer





April 08, 2015

MARIA LABOLLAR
13641 LANNING ST
GARDEN GROVE, CA 92843-3518

Subject: **Municipal Code Violations at 13641 LANNING 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/have been observed at your property:

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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 a.m. to 8:30 a.m. and 4 p.m. to 5:00 p.m. Monday through Friday. City Hall closed every other Friday.



Rita Cramer
Code Enforcement Officer



CASE# 164378

Actions: Re-open | Print | PDF | Audit

13641 LANNING ST - R-1-7

Tasks | Other cases at this address | Create a new case

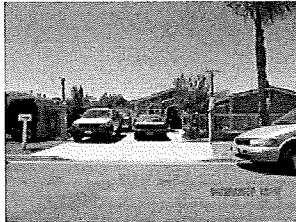
Case closed. Approved by Nida Watkins on 05/08/15.

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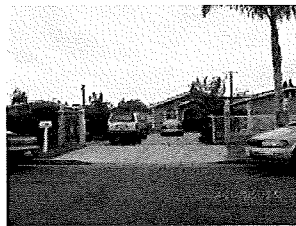
Photos taken on: 04/28/15



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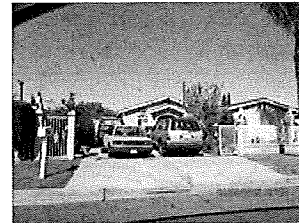
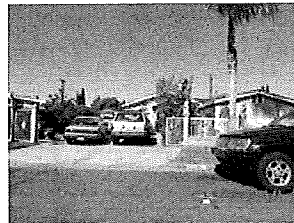
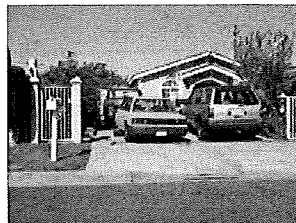
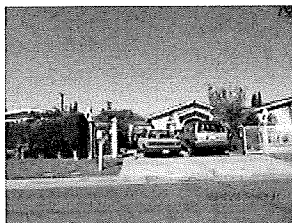
Photos taken on: 04/21/15



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Photos taken on: 04/08/15



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Wednesday, June 28, 2023

CASE# 164378

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13641 LANNING ST - R-1-7

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Case closed. Approved by Nida Watkins on 05/08/15.

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New document: No file chosen

None.

File name Uploaded date



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Wednesday, June 28, 2023

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Case closed. Approved by Nida Watkins on 05/08/15.

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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None.

Created Bill To Invoice # Total

[CREATE NEW](#)



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Wednesday, June 28, 2023

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None.



CASE# 155111

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

13641 LANNING ST - R-1-7

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Case closed. Approved by Allison Wilson on 07/26/12.

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- Report
- Inspections**
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- Photos
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- Invoices
- Comments
- System Emails

+ Add

07/18/12 - 01:53 PM

Rita Cramer

Tues, 7-17 1:05 p.m. - No trash cans out, clear, close.

Edit

07/12/12 - 09:23 AM

Rita Cramer

Weds, 7-11 3:10 p.m. - No trash cans out, no visibly inoperative vehicles.

Edit

06/28/12 - 02:32 PM

Rita Cramer

Sent 2nd NOV.

Edit

06/28/12 - 02:30 PM

Rita Cramer

Mon, 6-25 12:35 p.m. - Trash cans on grass area along north side of driveway near street.

Edit

05/21/12 - 03:03 PM

Rita Cramer

Sent 1st NOV.

Edit



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Wednesday, June 28, 2023

CASE# 155111

13641 LANNING ST - R-1-7

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Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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Created	Printed	Filename	
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05/21/12	05/21/12	1nov - p/o - RENE ALCO CER & MARIA J REBOLLAR 13641 LANNING ST	Print Preview Duplicate
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06/28/12	06/28/12	2nov - p/o - RENE ALCO CER & MARIA J REBOLLAR	Print Preview Duplicate
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OR



May 21, 2012

RENE ALCO CER & MARIA J REBOLLAR
13641 LANNING ST
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 13641 LANNING 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 violations have been observed at your property:

The Garden Grove Municipal Code does not allow inoperative vehicles to be parked on driveways or in yard areas. An inoperative vehicle is one that has flat tires, engine failure, electrical malfunction, or missing parts. Inoperative vehicles and vehicle parts may only be stored in a fully enclosed garage. Vehicle repairs must be done inside the garage. You are hereby required to repair all inoperative vehicles or move the vehicle and auto parts to a fully enclosed garage. (GGMC 9.32.170(B))

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. You are hereby required to store your trash containers in your back or side yard areas or in your garage. (GGMC 9.32.200(B)(4))

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

Our main goal is to obtain voluntary compliance. However, if additional inspections are necessary after the initial compliance inspection confirms that corrections have not been completed, and no response has been received, a re-inspection fee may be charged. *If you need assistance in completing the necessary corrections, the City may have resources available to help which may include volunteers and supplies. Please contact Katie Angel at 714-741-5128 to discuss this option.*

We would appreciate your assistance and cooperation in this matter. If you have any questions concerning this matter, please call (714) 741-5355. My office hours are 7:00 a.m. to 5:00 p.m Monday through Thursday. City Hall open the first Friday of every month.

Rita Cramer
Code Enforcement Officer





SECOND NOTICE OF VIOLATION

June 28, 2012

RENE ALCO CER & MARIA J REBOLLAR
13641 LANNING ST
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 13641 LANNING 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. A re-inspection has confirmed these conditions still exist on your property.

Trash, garbage or refuse cans, bins, boxes or other such containers may not be stored in front or side yards when visible from a public street except between 4:00 p.m. on the day preceding trash collection and 10:00 p.m. on the day of collection. **You are hereby required to store your trash containers in your back or side yard areas or in your garage.** (GGMC 9.32.200(B)(4))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **3 days** from the date of this notice. Failure to correct the above violation may result in issuance of an administrative citation 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 until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5355. Office hours are Monday through Friday from 7:00 am to 5:00 pm. City Hall closed every other Friday

Rita Cramer
Code Enforcement Officer





Code Enforcement System

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Wednesday, June 28, 2023

CASE# 155111

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

13641 LANNING ST - R-1-7

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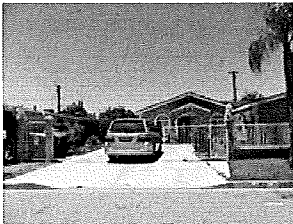
Case closed. Approved by Allison Wilson on 07/26/12.

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Photos taken on: 06/25/12

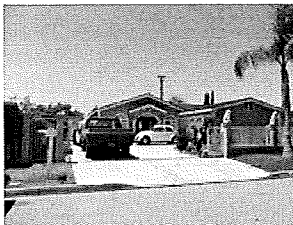


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[Edit](#)

Photos taken on: 05/14/12



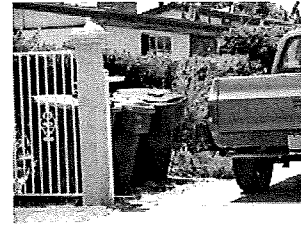
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CASE# 155111

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

13641 LANNING ST - R-1-7

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Case closed. Approved by Allison Wilson on 07/26/12.

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- [Notice Letters](#)
- [Photos](#)
- [Documents](#)**
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- [System Emails](#)

New document: No file chosen

None.

File name	Uploaded date



CASE# 155111

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

13641 LANNING ST - R-1-7

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

Case closed. Approved by Allison Wilson on 07/26/12.

[Other closed cases](#)

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[Photos](#)

[Documents](#)

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[Comments](#)

[System Emails](#)

None.

Created Bill To Invoice # Total

[CREATE NEW](#)



Code Enforcement System

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Wednesday, June 28, 2023

CASE# 155111

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

13641 LANNING ST - R-1-7

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Case closed. Approved by Allison Wilson on 07/26/12.

[Other closed cases](#)

- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments**
- System Emails

[+ Add](#)

None.



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Wednesday, June 28, 2023

CASE# 145150

13641 LANNING ST - R-1-7

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

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Case closed. Approved by Ed Leiva on 05/10/10.

[Other closed cases](#)

- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments
- System Emails

Proactive Report

[Edit](#) | [Delete](#)

Inspector: Ralph Hernandez **RD#** 126

Date/Time: 04/01/10 - 11:12 AM **N.O.V Date:** 04/19/10

Reinspection: Timestamp now **Closed Date:** 04/26/10

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

COMPLAINING PARTIES

None.

VIOLATION CODE:

04.1 Storage of Debris

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

misc debris in driveway

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Owner: RENE ALCO CER & MARIA REBOLLAR **Phone #:** None.

Address: 13641 LANNING ST, GARDEN GROVE, CA, 92843

Email: None.



CASE# 145150

13641 LANNING ST - R-1-7

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

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

Case closed. Approved by Ed Leiva on 05/10/10.

[Other closed cases](#)

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
							+ Add
	<p>04/26/10 - 11:14 AM</p> <p>much better overall.</p>						Edit
	<p>04/19/10 - 12:15 PM</p> <p>cleaner but still some debris in driveway.</p>						Edit
	<p>04/01/10 - 11:12 AM</p> <p>nov1 sent</p>						Edit



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Wednesday, June 28, 2023

CASE# 145150

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Case closed. Approved by Ed Leiva on 05/10/10.

[Other closed cases](#)

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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Created Printed Filename

04/01/10 04/01/10 **13641 Lanning NOV1 4-1-10** [Print](#) [Preview](#) [Duplicate](#)

04/19/10 04/19/10 **13641 Lanning NOV2 4-19-10** [Print](#) [Preview](#) [Duplicate](#)

OR



NOTICE OF VIOLATION

4-19-10

RENE ALCOCER & MARIA REBOLLAR
13641 LANNING ST
GARDEN GROVE, CA, 92843

Subject: Municipal Code Violations at 13641 LANNING 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))

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **4 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation 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 until compliance is gained.

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer



4-1-10

RENE ALCO CER & MARIA REBOLLAR
13641 LANNING ST
GARDEN GROVE, CA, 92843

Subject: **Municipal Code Violations at 13641 LANNING 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 City has received a complaint concerning your property or has observed the following problem(s):

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))

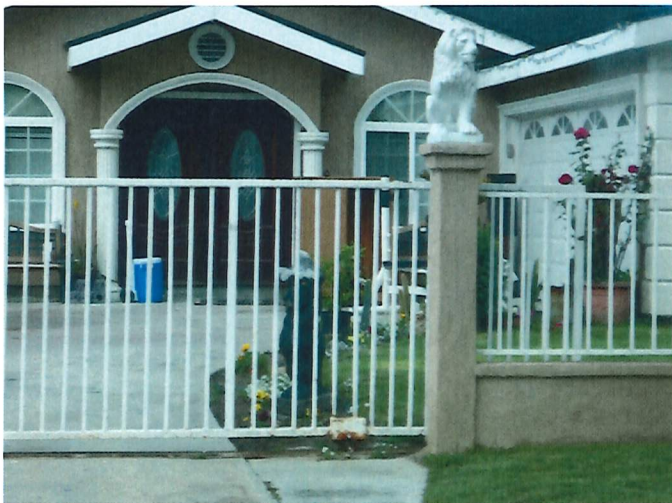
To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **3 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for prosecution.

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 until compliance is gained.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**

Ralph Hernandez
Code Enforcement Officer

13641 LANNING ST
Ralph Hernandez





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Wednesday, June 28, 2023

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13641 LANNING ST - R-1-7

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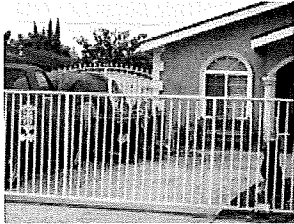
Case closed. Approved by Ed Leiva on 05/10/10.

[Other closed cases](#)

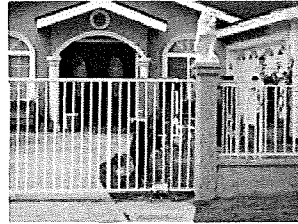
- [Report](#)
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- [Photos](#)**
- [Documents](#)
- [Invoices](#)
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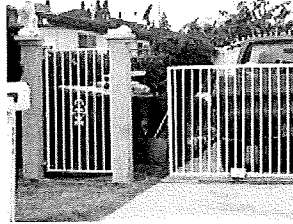
Photos taken on: 04/01/10



[Edit](#)



[Edit](#)



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Wednesday, June 28, 2023

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Case closed. Approved by Ed Leiva on 05/10/10.

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New document: No file chosen

None.

File name Uploaded date



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Case closed. Approved by Ed Leiva on 05/10/10.

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None.

Created Bill To Invoice # Total

[CREATE NEW](#)



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Case closed. Approved by Ed Leiva on 05/10/10.

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[System Emails](#)

[+ Add](#)

None.



Code Enforcement System

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Wednesday, June 28, 2023

CASE# 132857

13641 LANNING ST - R-1-7

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

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

Case closed. Approval grandfathered in from old system.

- Report**
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments
- System Emails

Proactive Report

[Edit](#) | [Delete](#)

Inspector: Ed Zaragoza **RD#** 126

Date/Time: 07/08/08 - 12:00 AM **N.O.V Date:** 07/08/08

Reinspection: Timestamp now **Closed Date:** 08/06/08

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

COMPLAINING PARTIES

None.

VIOLATION CODE:

07.9 Landscape Maintenance

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



Code Enforcement System

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Wednesday, June 28, 2023

CASE# 132857

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

13641 LANNING ST - R-1-7

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Case closed. Approval grandfathered in from old system.

[Report](#)

[Inspections](#)

[Notice Letters](#)

[Photos](#)

[Documents](#)

[Invoices](#)

[Comments](#)

[System Emails](#)

[+ Add](#)

None.



Code Enforcement System

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CASE# 132857

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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters**
- Photos
- Documents
- Invoices
- Comments
- System Emails

None.

Created Printed Filename

OR



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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments
- System Emails

Download all photos

None.



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Case closed. Approval grandfathered in from old system.

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New document: No file chosen

None.

File name Uploaded date



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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices**
- Comments
- System Emails

None.

Created	Bill To	Invoice #	Total
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None.



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Case closed. Approval grandfathered in from old system.

Report

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[Comments](#)

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Proactive Report

[Edit](#) | [Delete](#)

Inspector: Ed Zaragoza **RD#** 126

Date/Time: 07/08/08 - 12:00 AM **N.O.V Date:** 07/08/08

Reinspection: Timestamp now **Closed Date:** 08/06/08

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

COMPLAINING PARTIES

None.

VIOLATION CODE:

01 Inoperative Vehicle

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

None.

PROPERTY / WATER / BUSINESS OWNER INFORMATION:



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Wednesday, June 28, 2023

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Case closed. Approval grandfathered in from old system.

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[Comments](#)

[System Emails](#)

[+ Add](#)

None.



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Wednesday, June 28, 2023

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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters**
- Photos
- Documents
- Invoices
- Comments
- System Emails

None.

Created Printed Filename

OR



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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos**
- Documents
- Invoices
- Comments
- System Emails

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None.



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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos
- Documents**
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- Comments
- System Emails

New document: No file chosen

None.

File name	Uploaded date
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13641 LANNING ST - R-1-7

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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices**
- Comments
- System Emails

None.

Created	Bill To	Invoice #	Total
None.			

[CREATE NEW](#)



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Case closed. Approval grandfathered in from old system.

- Report
- Inspections
- Notice Letters
- Photos
- Documents
- Invoices
- Comments**
- System Emails

[+ Add](#)

None.



CASE# 121513

13641 LANNING ST - R-1-7

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

Case closed. Approval grandfathered in from old system.

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
Proactive Report							Edit Delete
Inspector:	Ed Zaragoza	RD#	126				
Date/Time:	01/17/07 - 12:00 AM	N.O.V Date:	01/17/07				
Reinspection:	Timestamp now	Closed Date:	02/22/07				
Referred to Building & Safety:		Red tagged:					
COMPLAINING PARTIES							
None.							
VIOLATION CODE:							
01 Inoperative Vehicle							
CITATIONS							
None.							
EXPLANATION OF VIOLATION / COMPLAINT:							
None.							
PROPERTY / WATER / BUSINESS OWNER INFORMATION:							



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[Comments](#)

[System Emails](#)

[+ Add](#)

None.



CASE# 121513

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Case closed. Approval grandfathered in from old system.

Report	Inspections	Notice Letters	Photos	Documents	Invoices	Comments	System Emails
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None.

Created Printed Filename

OR



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[Comments](#)

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None.



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[Invoices](#)

[Comments](#)

[System Emails](#)

New document: No file chosen

None.

File name Uploaded date



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None.

Created Bill To Invoice # Total

[CREATE NEW](#)



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None.