



# CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

## Community Development Department Code Enforcement Division Complaint and Inspection Report

**CASE# 186699**

**12271 QUARTZ PL - R-1-7**

Reactive Report

**Inspector:** Julie Ashleigh **RD#** 145

**Date/Time:** 08/24/21 - 09:36 AM **N.O.V Date:** 02/08/22

**Reinspection:** **Closed Date:** 06/20/22

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

### COMPLAINING PARTIES

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

### VIOLATION CODE:

09.2 Living in a Garage or Shed  
23 California Building Code Violation(s)

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

\*\*\* PERMITS REQUIRED:

- 1) RESTORE THE GARAGE BACK TO PERMITTED CONDITION AND USE BY REMOVING ALL DRYWALL ON THE WALLS AND CEILING, REMOVING THE CLOSET, REMOVING ALL UNPERMITTED ELECTRICAL CONNECTIONS (CEILING FAN), RESTORING THE FIREWALL BETWEEN THE HOUSE AND THE GARAGE, AND ENSURING THE OVERHEAD GARAGE DOOR IS OPERATIONAL.
- 2) REMOVE ALL OF THE UNPERMITTED, OVERSIZED, DETACHED STRUCTURES IN THE BACKYARD (THAT ARE IN THE SIDE AND/OR REAR YARD SETBACKS) AS WELL AS ANY UTILITY CONNECTIONS MAKING SURE TO CAP THEM BACK AT THEIR SOURCE.
- 3) OBTAIN A PERMIT FOR THE INSTALLATION OF THE WATER HEATER.
- 4) OBTAIN A PERMIT FOR THE INSTALLATION OF NEW WINDOWS.

Multiple unpermitted structures in rear yard, converted garage for living .. CR-17007 SH

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

**Property Owner:** FRANCISCO HERNANDEZ      **Phone #:** [REDACTED]  
**Address:** [REDACTED]  
**Email:** [REDACTED]

**Water Account#:** [REDACTED]  
**Name:** [REDACTED]      **Phone #:** [REDACTED]  
**Address:** [REDACTED]  
**Email:** [REDACTED]

**Resident Name:** [REDACTED]      **Phone #:** None.  
**Email:** [REDACTED]  
**Resident Name:** [REDACTED]      **Phone #:** None.  
**Email:** [REDACTED]

# Inspection Report

**06/20/22 - 04:43 PM**

**Ryan Dake**

all violations have been taken care of the permit card is closed

**04/06/22 - 04:54 PM**

**Ryan Dake**

first inspection today. in the garage they removed all the drywall where needed. need to still remove all the "NEW" framing members in the ceiling and remove all the romex wiring. in the back they need to dig up the sewer going from the old unpermitted adu to the main house and cap it off. need to clean up the debris in the back. all of the structures have been removed.

**01/24/22 - 02:33 PM**

**Julie Ashleigh**

01-20-2022 INSPECTION WITH J. RIVERA FOR TRANSLATION THE INSIDE OF THE HOUSE APPEARS TO BE IN PERMITTED CONDITION EXCEPT THAT THE TV IN THE LIVING ROOM HAS BEEN RECESSED INTO THE GARAGE POSSIBLY COMPROMISING THE INTEGRITY OF THE FIREWALL. THE GARAGE APPEARS TO HAVE BEEN CONVERTED AT ONE POINT AS IT IS DRYWALLED WITH A CLOSET, A CEILING FAN AND WINDOWS HAVE BEEN ADDED. IN THE BACKYARD, THERE ARE 3 OVERSIZED STRUCTURES - ALL OF THEM BUILT WITHOUT PERMITS AND IN THE SIDE AND/OR REAR YARD SETBACKS. THERE ARE ALSO SEVERAL SMALLER, STORAGE SHEDS THAT ARE ALSO IN THE SIDE AND/OR REAR YARD SETBACKS. WATER HEATER INSTALLED WITHOUT PERMITS. [PHOTOS]

**01/05/22 - 04:11 PM**

**Julie Ashleigh**

SPOKE TO UNKNOWN MALE THROUGH SECURITY SCREEN DOOR. HE SAID HE IS NOT THE PROPERTY OWNER. I HAD WRITTEN UP A HANG TAG AND LEFT IT ON THE DOOR KNOB. I LET THE MALE KNOW IT HAS MY PHONE NUMBER ON IT AND ASKED HIM TO HAVE THE PROPERTY OWNER CALL ME. HE SAID HE WOULD. [PHOTOS]