

FINAL NOTICE

December 16, 2021

FRANCISCO HERNANDEZ
12271 QUARTZ PL.
GARDEN GROVE, CA 92843

Subject: Municipal Code Violations at 12271 QUARTZ PL.

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.

You may not use a garage, shed, or an accessory building as a dwelling unit, sleeping area or any other habitable living area. All alterations, installations, and utility hookups done without a building permit must be removed. The garage door must be operable to provide vehicular access. **You are hereby required to discontinue occupancy of the garage, shed or accessory structure on your property, and return the structure to its intended use.** (GGMC 9.32.020(E)(1))

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 7 days from the date of this notice to make an appointment for a joint inspection of the property, including 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, the issuance of a misdemeanor citation, an Administrative Citation and/or referral to the City Attorney for criminal 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.

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) 741-5356. My office hours are 7:30am to 8:30am and 4:30pm to 5:30pm Monday through Friday. City Hall is closed every other Friday.

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

Julie Ashleigh
Code Enforcement Officer