



# 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# 186212**

**11531 MAC NAB ST - R-1-7**

Reactive Report

**Inspector:** Ralph Hernandez **RD#** 072

**Date/Time:** 07/06/21 - 07:21 AM **N.O.V Date:** 03/09/22

**Reinspection:** **Closed Date:** 04/25/22

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

### COMPLAINING PARTIES

**Name:** [REDACTED] **Phone:** None.

### VIOLATION CODE:

09.2 Living in a Garage or Shed  
22.3 Modified Residential Occupancy Conversions  
23 California Building Code Violation(s)

### CITATIONS

None.

### EXPLANATION OF VIOLATION / COMPLAINT:

DEMOLITION REQUIRED: 1) DEMO/REMOVE PATIO ALONG NORTH WEST EXTERIOR OF MAIN DWELLING (CAP AND TERMINATE ANY/ALL ELECTRICAL) 2) DEMO/REMOVE PATIO ENCLOSURE/BEDROOM 3) DEMO/REMOVE OUTDOOR SINK/BASIN ALONG WEST OF MAIN DWELLING (CAP AND TERMINATE ANY PLUMBING LINES 4) RESTORE GARAGE TO APPROVED USE (CAP AND TERMINATE ANY/ALL ELECTRICAL) 5) RELOCATE STORAGE SHED LOCATED IN THE FAR NORTHERN SETBACK A MINIMUM OF 3 FEET FROM PROPERTY LINE.

### PROPERTY / WATER / BUSINESS OWNER INFORMATION:

**Property Owner:** JAMES NGUYEN **Phone #:** None.  
**Address:** 11531 MAC NAB ST, GARDEN GROVE, CA 92841  
**Email:** None.

**Water Account#:**

[REDACTED]

# Inspection Report

<b>04/19/22 - 02:39 PM</b>	<b>Todd Hartwig</b>
permit final ok to close	
<b>03/30/22 - 03:46 PM</b>	<b>Todd Hartwig</b>
patch DW in garage where old door was bal done	
<b>02/02/22 - 12:31 PM</b>	<b>Ralph Hernandez</b>
permit expired: permit# 21-3537 PermitCity location: 11531 MAC NAB ST permit status: Inspections created on: Sep 15, 2021 issued on: Sep 15, 2021 expiration: Jan 31, 2022 contractor: HOMAZ BUILDERS work type: Residential Demo (Code Enforcement) waste management plan: not applicable or not yet created work description REF CASE# 186212. DEMO PERMIT TO INCLUDE: 1) DEMO/REMOVE PATIO ALONG NORTH WEST EXTERIOR OF MAIN DWELLING (CAP AND TERMINATE ANY/ALL ELECTRICAL) 2) DEMO/REMOVE PATIO ENCLOSURE/BEDROOM 3) DEMO/REMOVE OUTDOOR SINK/BASIN ALONG WEST OF MAIN DWELLING (CAP AND TERMINATE ANY PLUMBING LINES 4) RESTORE GARAGE TO APPROVED USE (CAP AND TERMINATE ANY/ALL ELECTRICAL) 5) RELOCATE STORAGE SHED LOCATED IN THE FAR NORTHERN SETBACK A MINIMUM OF 3 FEET FROM PROPERTY LINE inspection status Expired	
<b>12/20/21 - 07:53 AM</b>	<b>Todd Hartwig</b>
1 remove drywall from garage except firewall (no exposed romax) 2 remove patio encloser per item #2 3 cap cleanout where sink was connected	
<b>09/14/21 - 03:34 PM</b>	<b>Ralph Hernandez</b>
9-8-21 NOV2 issued	
<b>07/15/21 - 12:42 PM</b>	<b>Ralph Hernandez</b>
Per PIP: no permit on file for patio.	
<b>07/15/21 - 12:35 PM</b>	<b>Ralph Hernandez</b>
On site: JAMES NGUYEN was not present, but I was given access by Ms Natalie Nguyen. I was allowed to view the interior, exterior and garage. the house contained three bedrooms and two bathrooms however, a small enclosure was added to what Ms Nguyen claimed existing patio along the North-West and the garage was sealed off and converted into closets for storage of household items. A storage shed approximately 10ft x 8ft was located in the far Northern setback. Visible electrical/wiring along numerous exterior sections of patio, including light sockets, romex, on-off switches, extension cords, etc. Patio extends along the West and North sides of main dwelling and a small room/enclosure has been added to a portion of the patio along the North-West corner. An outdoor sink/basin has been added to the West exterior. Ms. Nguyen stated the alterations were done approximately 10 years ago and she did not know permits were required. She asked if the alterations could be legalized after-the-fact. I stated they could not. I stated I would send a new NOV with an updated corrections list covering all violations observed today. DEMOLITION REQUIRED: 1) DEMO/REMOVE PATIO ALONG NORTH WEST EXTERIOR OF MAIN DWELLING (CAP AND TERMINATE ANY/ALL ELECTRICAL) 2) DEMO/REMOVE PATIO ENCLOSURE/BEDROOM 3) DEMO/REMOVE OUTDOOR SINK/BASIN ALONG WEST OF MAIN DWELLING (CAP AND TERMINATE ANY PLUMBING LINES 4) RESTORE GARAGE TO APPROVED USE (CAP AND TERMINATE ANY/	

ALL ELECTRICAL) 5) RELOCATE STORAGE SHED LOCATED IN THE FAR NORTHERN  
SETBACK A MINIMUM OF 3 FEET FROM PROPERTY LINE.