

FINAL NOTICE

February 14, 2023

XUAN PHU NGUYEN
11421 WOODBURY RD.
GARDEN GROVE, CA 92843

Subject: Municipal Code Violations at 11421 WOODBURY RD.

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 Garden Grove Municipal Code requires vehicles to be parked on a fully paved surface, such as your driveway, garage, or the street. The parking of vehicles, trailers, campers, camper shells, and boats in yard areas destroys landscaping and the general aesthetics of a neighborhood. **You are hereby required to park all vehicles, trailers, campers, camper shells, and boats on a fully paved surface.** (GGMC 9.08.040.170(B)(2), 9.12.040.200(B)(2), 9.16.040.170(B)(2))

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 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 done, shall first make application to the building official and obtain the required permit. **You must obtain permits for all un-permitted additions and alterations and restore the property to its permitted condition and use.** (GGMC 18.04) (CBC 105.1).

*** DEMO PERMIT REQUIRED*** (NO PLANS) SCOPE TO INCLUDE:

- 1) Restore attached single car garage: remove interior walls, remove drywall on walls and ceiling, remove porous flooring, remove door and window added on east side, remove door from garage into bedroom, remove full bathroom and kitchen capping all utilities at their source.
- 2) Restore permitted detached single car garage w/ workshop to permitted condition and use: remove all interior walls, remove 2nd water heater behind detached garage, remove two full bathrooms, and remove kitchen area capping all utilities at their source. (see

Permit#16-1621)

3) Remove unpermitted addition (approx.13' x 25') on the east side of the detached garage w/workshop.

4) Remove all illicit electrical and plumbing installations inside/outside of the house.

*** "AS BUILT" PERMIT (PLANS REQUIRED) *** SCOPE OF WORK TO INCLUDE:

5) New windows installed

6) A/C units installed through exterior walls

7) Washer/dryer installed

8) Repair sink/vanity in full bath in main house

9) Install proper exhaust fan in full bath in main house

*** "AS BUILT" PERMIT (NO PLANS REQUIRED) *** SCOPE OF WORK TO INCLUDE:

10) Water heater change-out

*** NO PERMIT REQUIRED *** (INSPECTION ONLY)

11) Move all storage sheds at least 5' from all property lines.

For those items requiring a permit, you can find the forms on the city website(www.ggcity.org) under Building and Safety. On the right hand side, select Applications and Handouts. Download forms #110-Permit Plan Check Application, #109 – Permit Declaration and, if needed, #111 Plot Plan. Once the forms have been filled out, you can submit them via email to: building@ggcity.org. If a full plan submittal is required, send plans directly to planning@ggcity.org and reference your address and the Code Enforcement case number.

To assure compliance with the Garden Grove Municipal Code, you need to submit the necessary paperwork to obtain the required permit(s) within 14 day(s) from the date of this notice. Once you have obtained the permit(s) you will have 30 days to schedule an inspection with a City of Garden Grove Building Inspector.

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. I can also be reached via email at juliea@ggcity.org 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.



Julie Ashleigh
Code Enforcement Officer