

NOTICE OF VIOLATION AND REQUEST FOR INSPECTION

August 02, 2022

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

Subject: **Municipal Code Violations at 11421 WOODBURY RD.**

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 been observed at 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 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 within the time frame given 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.

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, 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 7:30 a.m. to 9:30 a.m. and 4:30p.m. to 5:30p.m. Monday through Friday. City Hall is closed every other Friday.

A handwritten signature in black ink, appearing to read 'Julie Ashleigh', written in a cursive style.

Julie Ashleigh
Code Enforcement Officer