



CITY OF GARDEN GROVE POLICE DEPARTMENT

A NATIONALLY
ACCREDITED LAW
ENFORCEMENT
AGENCY

JOSEPH M. POLISAR
CHIEF OF POLICE

November 10, 2009

[REDACTED]

[REDACTED]

RE: Notice of New Legal Requirements Regarding Abandoned Properties in the City of Garden Grove

Your company has been identified as being a possible trustee or beneficiary of deeds of trust on property located in the City of Garden Grove. Therefore, you are being provided this courtesy notice of new legal requirements in the City of Garden Grove.

In an attempt to prevent conditions of blight, disrepair, and illegal occupancy by vagrants often resulting from vacant buildings, the City Council of the City of Garden Grove enacted Ordinance No. 2737 which will become effective on December 25, 2008. This Ordinance requires any beneficiary or trustee of the deed of trust on a property located within the City to perform an inspection of the property that is the security for the deed of trust prior to recording a notice of default with the Orange County Recorder's Office. If the property is vacant or shows evidence of vacancy, either the trustee or the beneficiary must register the property within the City within ten (10) days of the inspection using forms provided by the City. Both the trustee and the beneficiary may be issued citations if the property is not registered.

If the property is not vacant, but is the subject of foreclosure proceedings, you must perform a monthly inspection to ensure that the property continues to be occupied. If any inspection reveals that the property is no longer occupied, you must then register the property with the City. During the foreclosure proceedings and until vacant property is transferred to a new owner who is not the former trustee or beneficiary, both the trustee and the beneficiary, are responsible to ensure the property is registered with the City and is kept maintained and secured.



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Please immediately conduct an inspection of all properties located within the City of Garden Grove for which you are a trustee or beneficiary and for which a notice of default has already been recorded within the past eighteen (18) months and register properties found to be vacant or which show evidence of vacancy. Although the Ordinance requires registration within ten (10) days of your inspection, it does allow for a grace period of thirty (30) days – twenty (20) days for inspection and ten (10) days for registration – from December 25, 2008, for all properties already subject to notices of default or in the foreclosure process. After that date, citations may be issued for failure to comply with Ordinance No. 2737. We have attached an application for your use.

Please be aware that each abandoned property will require a separate application form to be completed and submitted to the address shown below with an application fee of \$150 with checks made payable to the City of Garden Grove.

A complete copy of Ordinance No. 2737 is available at the City's website at www.ci.garden-grove.ca.us or can be obtained at the City Clerk's Office, 11222 Acacia Parkway, Garden Grove, CA 92840. Please review the Ordinance, to familiarize yourself with all obligations that you may have to perform as beneficiary/trustee of an abandoned property.

We thank you in advance for your attention to the matter. Should you have any questions or require additional information, please do not hesitate to call our Code Enforcement Unit at (714) 741-5358.

Sincerely,

Joseph M. Polisar
Chief of Police

Attachment




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CHIEF OF POLICE

11-10-09



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 City has received a complaint concerning your property or has observed the following problem(s):

The visible ground vegetation/lawn area is barren or overgrown, dry, dying or dead and needs to be mowed, watered and/or replaced with new healthy vegetation such as seed or sod. Landscaping is required in front yard areas, including pathways. Landscape maintenance shall include pruning, cultivating, weeding, fertilizing, replacement of plants and watering on a continual basis. Landscape maintenance shall also include pruning or removal of overgrown vegetation, cultivated or uncultivated that is likely to harbor rats, vermin or other nuisances or that causes a detriment to neighboring properties or property values. Vegetation, including but not limited to trees, shrubbery, or grass which is overgrown, dead, decayed, or diseased is not permitted. **You are hereby directed to plant any barren yard areas (if needed) and water and maintain the yard areas, including any curbside areas, by providing healthy vegetation such as grass, shrubs, trees or flowers and removing any dead or overgrown vegetation. GGMC 9.24.200(B)(6), 9.16.060(G), 9.16.150(B), 9.16.180(A)(4)(6), 9.16.180(B)(1)**

To assure compliance with the Garden Grove Municipal Code, corrective measures should begin now and must be completed within **21 day(s)** from the date of this notice. Failure to correct the above violation(s) may result in issuance of a misdemeanor citation or referral to the City Attorney for 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.**

If you have any questions concerning this matter, please call (714) 741-5353, **Monday through Thursday.**



Ralph Hernandez
Code Enforcement Officer



CITY OF GARDEN GROVE REGISTRATION OF VACANT AND ABANDONED PROPERTY

<input type="checkbox"/> NEW ADDRESS REGISTRATION <input type="checkbox"/> RENEWAL REGISTRATION REGISTRATION/RENEWAL DATE	PLEASE SUBMIT SIGNED APPLICATION AND PAYMENT TO: CITY OF GARDEN GROVE ATTN: BUS. TAX P.O. BOX 3070, GARDEN GROVE, CA 92842 11222 ACACIA PKWY., GARDEN GROVE, CA 92840 REGISTRATION FEES ARE DUE IMMEDIATELY UPON REGISTRATION OF THE VACANT OR ABANDONED PROPERTY. PLEASE COMPLETE THIS FORM AND SUBMIT WITH PAYMENT TO THE BUSINESS TAX OFFICE.	FOR ASSISTANCE PHONE (714) 741-5074 OFFICE USE ONLY I.D. N.N. EXPIRATION DATE
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VACANT/ABANDONED PROPERTY ADDRESS	VALIDATION (OFFICE USE ONLY)
VACANT/ABANDONED PROPERTY PARCEL NUMBER	
OWNER OF RECORD	

STATUS: <input type="checkbox"/> ABANDONED <input type="checkbox"/> VACANT <input type="checkbox"/> SECURE <input type="checkbox"/> OPEN AND ACCESSIBLE	UTILITIES: ELECTRICITY <input type="checkbox"/> ON <input type="checkbox"/> OFF GAS <input type="checkbox"/> ON <input type="checkbox"/> OFF WATER <input type="checkbox"/> ON <input type="checkbox"/> OFF TRASH <input type="checkbox"/> ON <input type="checkbox"/> OFF
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BENEFICIARIES - TRUSTEE		TRUSTEE - CONTACT	
NAME		NAME	
MAILING ADDRESS		MAILING ADDRESS	
PHYSICAL ADDRESS		PHYSICAL ADDRESS	
AGENT OR CONTACT		AGENT OR CONTACT	
PHONE NUMBER (DIRECT LINE)		PHONE NUMBER (DIRECT LINE)	
LOCAL PROPERTY MANAGER - 24 HOUR CONTACT		DEFAULT INFORMATION	
NAME		RECORDING DATE	
TAX ID		DOCUMENT NUMBER	
MAILING ADDRESS		TRUSTEE SALE DATE	
PHYSICAL ADDRESS		TRUSTEE SALE NUMBER	
AGENT OR CONTACT		AUCTION LOCATION	
PHONE NUMBER (DIRECT LINE)	PHONE NUMBER (24-HOUR LINE)	AUCTION DATE	MINIMUM BID

REGISTRATION FEE:	BASIC FEE.....\$150.00
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INCOMPLETE APPLICATIONS CANNOT BE PROCESSED		
<p>Your property registration will be processed under the provisions of Garden Grove Municipal Code Chapter 8.84. Please be advised that compliance with the provisions of Chapter 8.84 does not eliminate the obligation to comply with all other provisions of the Municipal Code.</p> <p>I hereby certify under penalty of perjury under the laws of the State of California that I have read and understand the above statement, and that the information provided above is true and correct.</p>		
APPLICANT'S SIGNATURE	PRINT NAME	DATE