

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 9/29/17

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
<p>5035 - 5049 E. Lane Ave (D-5) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>	<p>Sean Sanchez</p>	<p align="center">16</p>	<p>Exterior and interior inspections completed as of 7/19/17; Inspection Warrant executed 7/19/17; Notice and Orders for 338 exterior violations issued 8/31/17; Notice and Orders for 968 interior violations issued 9/26/17; Administrative Appeal Hearing scheduled for 10/18/17</p>
<p>4853 E. University Ave (D-4) abandoned, dangerous and substandard multi-family housing complex with frequent calls for police service, occupancy by unauthorized persons, fire damage, and presence of attractive nuisances</p>	<p>Ronald D. Mullins & Olga E. Mullins</p>	<p align="center">5</p>	<p>Inspection Warrant executed 7/7/17; Notice to Abate 129 violations issued 7/21/17; Petition for Health & Safety Receivership filed 8/22/17; Hearing on Petition scheduled for 12/19/17</p>
<p>1203 W. Simpson Ave (D-1) dilapidated and occupied multi-family housing complex with multiple health and safety violations, including mold, structural damage and water leakage</p>	<p>Malcolm D. Powers & Judy Powers</p>	<p align="center">16</p>	<p>Notice(s) of Violation issued for 39 violations; First, Second & Third Administrative Citations issued; City Attorney's Office letter to property owner re: property conditions mailed 7/27/17 and personally delivered to on-site property manager 8/22/17; Notice and Order (Unit C) issued for 15 violations 8/22/17; Complete ASET inspection scheduled to begin 10/16/17</p>
<p>1115 W. Simpson Ave (D-1) occupied substandard apartment complex with long history of code enforcement investigations and multiple health and safety violations including water damage, pest and rodent infestations, and electrical issues; owner has multiple properties with history of code enforcement investigations</p>	<p>Zaid Altahan & Maha K. Yahya</p>	<p align="center">22</p>	<p>City Attorney's Office letter to property owner re: property conditions mailed 8/2/17; Meeting with property owner held 8/8/17; Notice and Order issued for 9 exterior violations 8/22/17; Complete ASET inspection to be scheduled</p>
<p>4242 E. Olive Ave (D-7) dilapidated and partially occupied multi-family housing complex with history of criminal activity and loitering, frequent calls for police service, and substantial health and safety violations</p>	<p>BDHOV LP & LEHOV LP</p>	<p align="center">12</p>	<p>Notice of Violation issued for 7 violations 8/31/17; Complete ASET inspection to be scheduled</p>

<p>6540 N. Winery Ave (D-6) vacant, blighted single-family residence with history of occupancy by unauthorized persons, multiple board-ups, presence of attractive nuisances, theft of utilities, criminal activity, and frequent calls for police service</p>	<p>Brian H. Rosene</p>	<p>1</p>	<p>Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17</p>
<p>1367 E. San Ramon Ave (D-4) 4-plex containing both occupied and vacant units; multiple health and safety violations; history of occupancy by unauthorized persons, multiple board-ups, and frequent calls for police service</p>	<p>Brian H. Rosene John & Leona Tosatto</p>	<p>4</p>	<p>Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17</p>
<p>345 S. Chestnut Ave; (D-7) 4820 E. Laurel Ave occupied single-family residence plus two apartment buildings with history of illegal subdivision, unpermitted construction and unpermitted occupancy</p>	<p>Central Community Development Center</p>	<p>13</p>	<p>Notice and Order issued 4/5/16 for 4 violations; Construction project incomplete and permits expired 12/2016; Expiration of permits upheld pursuant to Administrative Hearing 2/27/17; Small Claims matter dismissed in favor of City 5/23/17; Inspection completed 6/28/17; City Attorney's Office letter to property owner mailed 8/30/17</p>
<p>West Shaw Estates (D-1) 4954 N. Holt Ave individually owned apartment-style condominiums with multiple rental units; excessive calls for police service, criminal activity, lack of maintenance and security, and attached garages occupied by unauthorized persons</p>	<p>Various Owners I & I Property Management, Inc.</p>	<p>228</p>	<p>Inspections completed on Phase I - III; Citations issued for exterior violations; Administrative Appeal Hearing re-scheduled for 10/30/17</p>
<p>1464 E. Patterson Ave (D-3) (1450-1490) dilapidated and occupied multi-family housing complex with housing code violations</p>	<p>BDHOV LP & LEHOV LP</p>	<p>13</p>	<p>All units cleared; Interior violations completed; Exterior re-inspections 8/31/17 and 9/12/17; Continue monitoring completion of exterior violations</p>
<p>611 N. Van Ness Ave (D-3) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>	<p>New Ownership</p>	<p>14</p>	<p>Clearance inspection to be completed for 112 violations</p>
<p>619 N. Van Ness Ave (D-3) dilapidated and occupied multi-family housing complex with history of criminal activity, frequent calls for police service, and housing code violations</p>	<p>New Ownership</p>	<p>5</p>	<p>Clearance inspection to be completed for 104 violations</p>

358 N. Roosevelt Ave; (D-3) 360 N. Roosevelt Ave occupied and vacant apartment buildings with substantial health and safety violations, including fire damage and attractive nuisances	BDHOV LP & LEHOV LP	8	358 (occupied): Notice of Violation issued 5/23/17 for water damage and roach infestation; Clearance inspection to be completed 360 (vacant): Building fire 3/18/16; Notice and Order issued 6/20/17 for dangerous conditions and attractive nuisances; 1 outstanding violation (roof repair) as of 8/21/17; Monitoring completion
POTENTIAL TARGET PROPERTIES			
2690 N. Weber Ave (D-1)	Zaid Altahan & Maha K. Yahya	30	
4040 E. Dakota Ave (D-4)	Zaid Altahan & Maha K. Yahya	42	
3960 N. Fruit Ave (D-1)	Peter K. Anezinos & Chris Anezinos	54	
465 N. Manila Ave (D-5)	Katya I. Diaz	4	
455 N. Manila Ave (D-5)	Cheri Belt & Jason Smith	4	
2330 E. Ashlan Ave (D-7) 4139 N. Thesta Ave	Zaid Altahan & Maha K. Yahya	37	
4781 E. Ashlan Ave (D-4)	Zaid Altahan & Maha K. Yahya	24	
3055 N. West Ave (D-1)	Various Owners	6	
3320 N. West Ave; (D-1) 1212 W. Andrews Ave	Zaid Altahan & Maha K. Yahya	27	
2306 E. Swift Ave + (D-7)	Baldev Khela & Jasjit Khela	1	
COMPLETED TARGET PROPERTIES			
1450 N. Archie Ave (D-7)	Brian H. Rosene & Randy L. Cunningham	1	Demolition completed; Judgment for Fees and Costs granted
4538-4550 E. Olive Ave (D-7)	Guadalupe Fernandez	6	Health & Safety Receivership; Complete rehabilitation and compliance of 112 violations;
1131 N. Jackson Ave (D-7)	Guadalupe Fernandez	7	Health & Safety Receivership; Complete rehabilitation and compliance of 113 violations;
334 N. Roosevelt Ave (D-3)	Rosalio M. Avila	4	Full compliance of 24 violations
2307 N. Maroa Ave (D-1)	Catherine D. Senner	1	Full compliance of 20 violations; Full payment received per Settlement Agreement
Hotel California (D-3) 530 N. Weber Ave	Venu Sharma	52	Full compliance of 215 violations; Full payment received per Settlement Agreement
2748 N. Weber Ave (D-1)	Sunny & Cecilia Chan	54	Full compliance of 1,043 violations; Settlement payment plan approved
2061/2075 S. Hayston Ave (D-5)	Sunny & Cecilia Chan	34	Full compliance of 648 violations; Settlement payment plan approved
2005 W. Shields Ave (D-1)	Lynn B. Sayavong	6	Full compliance of 165 violations; Full payment received
[below items include actions of STOPP team prior to creation of ASET]			
Summerset Village (D-7) 2103 N. Angus St	Chris Henry	220	Full compliance of 1,450 violations; Settlement payment approved
255 N. Diamond St (D-7)	Luis Santos	4	Full compliance of 61 violations
5239 E. Huntington Ave (D-5)	New Ownership	60	Full compliance of 291 violations
474 N. Glenn Ave (D-3)	New Ownership	8	Full compliance of 37 violations