

ANTI-SLUM ENFORCEMENT TEAM (ASET)

Status Report 10/13/17

LOCATION	OWNER	UNITS	STATUS UPDATE
ACTIVE TARGET PROPERTIES			
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	Sean Sanchez	16	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 re-scheduled for 10/30/17
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	Ronald D. Mullins & Olga E. Mullins	5	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
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	Malcolm D. Powers & Judy Powers	14	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
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	BDHOV LP & LEHOV LP	12	Notice of Violation issued for 7 violations 8/31/17; Complete ASET inspection scheduled for 10/25/17
2690 N. Weber Ave (D-1) occupied multi-family housing complex with history of code enforcement investigations and multiple health and safety violations including pest infestations, electrical issues, and severe dilapidation; owner has multiple properties with history of code enforcement investigations	Zaid Altahan & Maha K. Yahya	30	Complete ASET inspection scheduled to begin 10/31/17

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	Brian H. Rosene	1	Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17
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	Brian H. Rosene John & Leona Tosatto	4	Health & Safety Receiver appointed 7/18/17; Receivership Plan approved by Court 9/28/17; Hearing on Motion Authorizing Receiver to Sell Property scheduled for 11/14/17
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	Central Community Development Center	13	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
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	Various Owners I & I Property Management, Inc.	228	Inspections completed on Phase I - III; Citations issued for exterior violations; Administrative Appeal Hearing re-scheduled for 10/30/17
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	Zaid Altahan & Maha K. Yahya	22	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
1464 E. Patterson Ave (D-3) (1450-1490) dilapidated and occupied multi-family housing complex with housing code violations	BDHOV LP & LEHOV LP	13	All units cleared; Interior violations completed; Exterior re-inspections 8/31/17 and 9/12/17; Continue monitoring completion of exterior violations

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	New Ownership	14	Clearance inspection to be completed for 112 violations
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	New Ownership	5	Clearance inspection to be completed for 104 violations
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; Administrative Citation issued 10/9/17 for \$7500
POTENTIAL TARGET PROPERTIES			
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	
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