

ANTI-SLUM ENFORCEMENT TEAM (ASET)
Status Report 12/29/17

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	Notice and Order for 338 exterior violations issued 8/31/17; Notice and Order for 968 interior violations issued 9/26/17; Extension and Settlement Agreement executed; Reinspection scheduled for 2/28/18
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; Receivership granted at Hearing on 12/19/17; Awaiting signed order
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	Full ASET inspection completed 10/17/17; Notice and Order for 700 violations issued 11/30/17; Reinspection scheduled for 1/3/18
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	Full ASET inspection completed 10/25/17; Notice and Order issued on 12/13/17 for 548 violations; Reinspection scheduled for 1/17/18; Appeal Hearing scheduled for 1/18/18
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; Rehabilitation completed
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; Status Hearing scheduled for 1/4/18; Court granted receiver's motion to sell property As-Is

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; Settlement reached; Compliance inspections in 2018
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; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/2017; Reinspection completed on 12/20/17
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; ASET exterior assessment completed 11/15/17; Exterior inspections scheduled for 12/7/2017; Reinspection completed on 12/20/17
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 cleared; Notice of Violation issued 12/11/17 for 5 new violations 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 \$7,500; Administrative Appeal Hearing held 11/15/17; \$7,500 Citation upheld
POTENTIAL TARGET PROPERTIES			
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	
2306 E. Swift Ave + (D-7)	Baldev Khela & Jasjit Khela	1	
2330 E. Ashlan Ave (D-7) 4139 N. Thesta Ave	Zaid Altahan & Maha K. Yahya	37	New Ownership as of 10/23/17
1115 W. Simpson Ave (D-1)	Zaid Altahan & Maha K. Yahya	22	New Ownership as of 10/23/17
4040 E. Dakota Ave (D-4)	Zaid Altahan & Maha K. Yahya	42	New Ownership as of 10/23/17

4781 E. Ashlan Ave (D-4)	Zaid Altahan & Maha K. Yahya	24	New Ownership as of 10/23/17
2690 N. Weber Ave (D-1)	Zaid Altahan & Maha K. Yahya	30	New Ownership as of 10/23/17
3320 N. West Ave; (D-1)	Zaid Altahan & Maha K. Yahya	27	New Ownership as of 10/23/17
1212 W. Andrews Ave			
COMPLETED TARGET PROPERTIES			
1464 E. Patterson Ave (D-3)	BDHOV LP & LEHOV LP	13	All permits finalized; Full compliance achieved at property
1450 N. Archie Ave (D-7)	Brian H. Rosene & Randy L. Cunningham		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