

ASET Quarterly Report

Presented by
Office of the City Manager and
City Attorney's Office

701 W. Cambridge (617 Violations) – [Rick C. Torres, District 1]

This property is a partially occupied 10 unit apartment complex with significant health and safety issues, including mold, water damage, insect infestation, and boarded windows. ASET conducted an interior and exterior inspection of each unit, and a Notice and Order for 617 violations was issued on March 12, 2018.





02.14.2018 15:



2/14/2018 14





2018. 2. 14



2018. 2. 14



2018. 2. 14



2/14/2018 14

2248-2266 W. Princeton – [Sanh X. Le and Marilyn M. Ly, Co-Trustees of the Le Family Living Trust, District 1]

There are two apartment complexes next to each other owned by the same owners on this parcel. There are a total of 22 units with a long prior code enforcement history and many police calls for service. An ASET interior and exterior inspection was conducted on March 6 and 7, 2018.





2018. 3. 6



03/06/2018 11



03/05/2018 23:

4853 E. University (129 Violations) – [Ronald D. Mullins & Olga E. Mullins, District 4]

This property is a vacant and abandoned five unit apartment complex regularly broken into and used by squatters and transients. It was constantly boarded up by the City. The court granted the petition to appoint a Health and Safety Receiver on December 19, 2017. Receiver has taken possession of the property and has filed a first report of Receiver on February 20, 2018. It is anticipated that this property will be sold on an as-is basis to an investor who will rehabilitate it under the supervision of the Receiver.









1203 W. Simpson (700 violations) – [Malcolm D. Powers & Judy Powers, District 1]

This property is a partially occupied 14 unit apartment complex. ASET has completed inspections of all units and the exterior of this apartment complex. These inspections revealed significant substandard conditions and health and safety issues. The parties are in the process of entering into a Settlement Agreement to include major renovations, the correction of all violations, and the payment of the City's hard costs.





10.16.2017 10



10.17.2017 08



10.15.2017 22



5035 - 5049 E. Lane (1,290 Violations) – [Sean Sanchez, District 5]

ASET inspected 16 units, next door to a school, with significant substandard conditions and health and safety issues, including but not limited to, broken windows, roach infestation, egress violations, and missing smoke alarms. Additionally, the apartment complex generated frequent calls for police service, including gunfire. Notice and Orders identifying more than 330 exterior violations and 960 interior violations, were issued. An Extension and Settlement Agreement has been executed, and a compliance inspection was conducted March 15, 2018. While some progress was made, significant violations remained.





02.15.2018 13



02.01.2018 13



02.01.2018 13



03/15/2018 09



03/15/2018



03/15/2018 08



03/15/2018 12



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1309 and 1315 B Street (70 Violations) – [Vincent Medina, District 3]

These are two single family homes on one APN. City was seeking voluntary compliance for substandard conditions, including major structural damage, unsanitary conditions, missing smoke and carbon monoxide alarms, improper occupancy of the enclosed back porch, and unpermitted electrical wiring at the rear patio. Due to lack of compliance by owner, the City posted a Health and Safety section 17980.6 Notice for 70 violations and will be petitioning for a health and safety receiver.





11.27.2017 12



02.01.2018 10



4132 E El Monte (65 Violations)– [Khela Jasjit Kaur & Baldev Singh, District 5]

This is a single family home with significant interior and exterior violations, including an occupied shed built without permits, tenant bypassing Pacific Gas and Electric meter, insect infestations, and damaged and deteriorated conditions throughout. A Notice and Order was issued on January 18, 2018 for 65 violations.

City is analyzing property owner's entire portfolio, given continued calls for Code Enforcement. The property owner owns 56 properties, both vacant and occupied, and 26 properties have had code violations within the last three years.





12 08



12.27.2017 09



12.27.2017 09



12.27.2017 09

4242 E. Olive (548 violations) – [BDHOV LP & LEHOV LP, District 7]

This property is a 12 unit apartment complex. An ASET inspection of the exterior and interior of each unit was completed, and significant health and safety issues were identified. Additionally, the property was a source of frequent calls for police service. A Notice and Order listing 548 violations was issued on December 13, 2017. Pursuant to a compliance and extension agreement, the entire property was rehabilitated, and all violations from the Notice and Order have been corrected.

BEFORE



AFTER





BEFORE

10.25.2017 11



AFTER

12.29.2017 16



BEFORE

2017.10.25



AFTER

12.29.2017 16



BEFORE

2017. 10. 25



AFTER