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CITY ATTORNEY'S OFFICE REACHES SETTLEMENT TO RESTORE UNSAFE AND BLIGHTED VACANT PROPERTIES IN OCEAN BEACH

Property Owner Agrees to Pay a \$22,000 penalty and \$9,584.44 in investigative costs

SAN DIEGO – City Attorney Heather Ferbert secured a civil judgment against the owner of four vacant residential properties in Ocean Beach that have had serious building code violations and frequently became targets for transients.

Beginning in 2023, the City's Building and Land Use Enforcement Division (BLUE), received repeated community complaints regarding four unsecured structures located within walking distance to the beach. These properties had extensive clutter, broken windows, dilapidated roofs, and were illegally occupied. BLUE investigators issued a Notice and Order to the property owner on June 20, 2024, requiring correction of the violations, but the property owner did not comply.

Under the terms of the stipulated judgment, the property owner is now legally barred from maintaining similar violations anywhere within the City and agreed to expeditiously rehabilitate the properties. The Defendant was also ordered to pay \$100,000 in civil penalties, with \$78,000 suspended pending full compliance with the terms of the judgment and will reimburse BLUE \$9,584.44 for investigative costs.

"Neglected properties like these don't just create an eyesore, they create serious risks for neighbors, first responders, and entire communities," said City Attorney Heather Ferbert. **"This final judgement sends a clear message that property owners will be held accountable when their inaction puts others in harm's way."**

The Nuisance Abatement Unit of the City Attorney's Office partnered with the City's Building and Land Use Enforcement Division to address the violations at these properties. This case was prosecuted by Deputy City Attorney Jennifer Jacobelli.

The complaint and final judgment are attached.

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