



**HEATHER FERBERT  
CITY ATTORNEY  
CITY OF SAN DIEGO**

**PRESS RELEASE**

**IMMEDIATE RELEASE  
FEBRUARY 11, 2026**

**Ibrahim Ahmed  
(619) 666-4161  
iaahmed@sandiego.gov**

 [heatherferbert.ca](https://www.instagram.com/heatherferbert.ca/) | [sandiego.gov/cityattorney](https://www.sandiego.gov/cityattorney)

## **CITY ATTORNEY'S OFFICE FILES CIVIL ENFORCEMENT ACTION TO PROTECT SAN DIEGO HOMEBUYERS FROM PROPERTY FLIPPER**

**SAN DIEGO** – The City Attorney's Office has filed a civil enforcement action against Zack Kyle Lawrence and several of his companies for engaging in unlawful property development across multiple neighborhoods in San Diego.

The defendants named in the action include California Dreamin' Properties LLC; Jumpin' Zack Flash LLC; Rock N Roll Life LLC; and Zack Kyle Lawrence. The properties identified in the Complaint include addresses in Chollas Creek, Stockton, Mountain View, Sherman Heights, Cherokee Point, and City Heights.

According to the Complaint, these unlawful practices began as early as 2020 and continued through late 2025, with some violations still ongoing. The defendants purchased properties, performed extensive remodeling and new construction without obtaining required city building permits or inspections, and in several instances sold properties without disclosing the unpermitted work. The unlawful activities include demolition and replacement of potential historic structures, construction of new multi-unit buildings, conversion of garages into dwelling units, and installation and significant alteration of electrical, plumbing, and HVAC equipment without first obtaining required City permits, circumventing the City's building regulations and permitting process.

"San Diegans deserve safe, code compliant housing and honest dealing," said **City Attorney Heather Ferbert**. "This developer chose to profit by ignoring permits, evading inspections, and disregarding neighborhood protections. Our office will hold accountable anyone who cuts corners, breaks the law, and puts families and communities at risk."

The city is seeking injunctive relief to stop unlawful practices and require full compliance with state and local laws, civil penalties of up to \$2,500 per day per violation, and recovery of enforcement costs where permitted.

The Complaint is attached [here](#).

###



**SAN DIEGO CITY ATTORNEY'S OFFICE  
1200 THIRD AVENUE, SUITE 1620  
SAN DIEGO, CA 92101**



[heatherferbert.ca](https://www.instagram.com/heatherferbert.ca/)



[LinkedIn](#)

Press releases can be accessed on the San Diego City Attorney's website: [www.sandiego.gov/cityattorney](https://www.sandiego.gov/cityattorney)