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CITY ATTORNEY FILES CIVIL ENFORCEMENT ACTION OVER ILLEGAL HOUSING AND PUBLIC NUISANCE IN OAK PARK

SAN DIEGO – This week, the City Attorney’s Office, on behalf of the People of the State of California, filed a civil enforcement action against Roselle F. Jones for violating California’s Unfair Competition Law, maintaining a public nuisance, and operating an illegal and substandard rental property in the Oak Park neighborhood of San Diego.

The lawsuit involves a residential property located at 3133 54th Street and alleges Jones has operated an unsafe housing operation, including unlicensed residential care, for years, resulting in extensive code violations, hazardous living conditions, and significant public safety concerns. The City is seeking to stop the unlawful use of the property, bring it into compliance with all applicable laws, and protect the health and safety of the residents and surrounding community.

According to the Complaint, the property was originally developed as a single-family home and has been unlawfully modified and used for unpermitted habitation. The Complaint alleges garages, sheds, and other structures are being used as living spaces without proper permits or safety measures. Inspections conducted between 2016 and 2025 documented numerous violations, including unsafe electrical and plumbing systems, excessive outdoor storage, infestation, and dilapidated conditions.

The Complaint further alleges that Jones operated an independent living facility known as “Friends Helping Friends,” renting out rooms without the required permits, approvals, or a valid Business Tax Certificate. These unlawful practices allowed the property to generate income while exposing tenants and neighbors to unsafe and unsanitary conditions.

In addition to code violations, the property has been the site of significant law enforcement and emergency response activity. Since 2017, the property has generated more than 146 fire calls and, since 2018, more than 200 police calls, including reports involving violence, drug overdoses, medical emergencies, and homicides. The City alleges that these conditions have created an ongoing public nuisance that threatens the safety and well-being of the surrounding neighborhood.

“For far too long, this property has endangered tenants, burdened first responders, and undermined the safety of the Oak Park community,” said **City Attorney Heather Ferbert**. “My office is taking action to stop these unlawful practices, hold the property owner accountable, and ensure that every San Diegan has the right to safe and habitable housing.”

“Our neighborhoods should not have to endure nuisance properties that create public safety hazards for both tenants and the surrounding community,” said **Councilmember Henry L. Foster III**. “I thank the City Attorney and her Housing Protection Unit for stepping in to hold this property owner accountable.”

The City seeks permanent injunctive relief to prohibit further illegal use of the property, require all violations to be corrected, and prevent future unlawful leasing or habitation. The City is also seeking civil penalties and restitution of funds obtained through unlawful business practices.

The lawsuit further asks the court to declare the property a public nuisance and authorize the City to abate the conditions if the defendant fails to comply. Additional remedies may include restrictions on future business operations and recovery of enforcement and abatement costs.

This case is being handled by the City Attorney’s Housing Protection and Civil Code Compliance Unit and is being prosecuted by Deputy City Attorney Nicole Crosby. The City Attorney’s Office worked closely with the City’s Building and Land Use Enforcement Division (BLUE), the San Diego Police Department, and the San Diego Fire-Rescue Department to address the violations and ongoing public safety concerns at the property.

The Complaint is attached [here](#).

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