



HEATHER FERBERT
CITY ATTORNEY
CITY OF SAN DIEGO

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

 heatherferbert.ca | sandiego.gov/cityattorney

CITY ATTORNEY'S OFFICE FILES CIVIL ENFORCEMENT ACTION TO ADDRESS HAZARDOUS NUISANCE PROPERTY IN MOUNTAIN VIEW

SAN DIEGO – The San Diego City Attorney's Office has filed a civil enforcement lawsuit against Hani Michel Shamoun, Ebtisam Shamoun, and Rocky Shamoun, alleging longstanding violations of state and local laws tied to a blighted and unsafe property in the Mountain View neighborhood. The action is brought on behalf of the People of the State of California.

The lawsuit targets a property at 3651 – 3655 Ocean View Boulevard and alleges it has been allowed to fall into severe disrepair over a number of years. Despite repeated warnings, inspections, and prior enforcement actions, the site has remained unsecured and hazardous, prompting the City to seek court intervention to stop ongoing violations and protect the surrounding community.

According to the Complaint, the property has been abandoned and extensively damaged, including significant fire-related destruction and structural deterioration. Inspections dating back to 2017 identified conditions such as partial roof collapse, exposed wiring, accumulated debris, overgrown vegetation, and open access points that have enabled trespassing and unlawful activity.

The Complaint further alleges that the property has become a recurring source of public safety concerns. Law enforcement has responded to numerous incidents in the area, and multiple fires have occurred at the site, including a major 2025 fire that left the structure effectively destroyed and posed serious risks to emergency responders.

The lawsuit outlines a history of noncompliance, including failure to follow a formal Notice and Order requiring the property to be vacated and either repaired, demolished, or brought into lawful condition. The continued neglect has allowed the property to attract illegal activity, transient occupancy, and unsafe conditions that impact nearby residents.

"We can't allow nuisance properties to go unchecked year after year. When violations persist despite repeated enforcement actions, our Housing Protection Unit will step in to hold property owners accountable and bring long-overdue relief to the neighborhood. If left unaddressed, these properties become magnets for illegal activity, putting neighbors at risk and diverting critical public safety resources away from where they're needed most," said **City Attorney Heather Ferbert**.

The City is seeking a court order requiring the defendants to correct all violations, secure and rehabilitate the property, and prevent further nuisance activity. The City is also pursuing civil penalties, injunctive relief, and recovery of enforcement and cleanup costs.

The lawsuit further asks the court to declare the property a public nuisance and authorize the City to take corrective action if the owners fail to comply with court orders.

This matter is being handled by the City Attorney's Housing Protection and Civil Code Compliance Unit (HPU) and is being prosecuted by Lead Deputy City Attorney Paul Prather. (Working alongside DSD/BUE, SDPD, SDFD, etc)

The Complaint is attached [here](#).

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



heatherferbert.ca



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