



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

PRESS RELEASE

**IMMEDIATE RELEASE
OCTOBER 14, 2026**

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

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

**CITY ATTORNEY TAKES LEGAL ACTION AGAINST OWNERS
OF ABANDONED, FIRE-DAMAGED DOWNTOWN BUILDING
THAT DOUBLED AS AN UNPERMITTED PARKING BUSINESS**

SAN DIEGO — Last week, City Attorney Heather Ferbert filed a civil enforcement action against the companies behind an abandoned, fire-damaged office building in downtown San Diego whose surrounding lots have been run as an unpermitted pay-to-park business. The action follows more than a year of fires, trespassing, and ignored City orders at the property.

The lawsuit, brought on behalf of the People of the State of California and the City of San Diego, targets Daniels Investment Group, the California corporation that owns the property, and Premium Parking Service, LLC, a Louisiana company. The property covers four parcels at 1323 and 1345 Sixth Avenue, 1334 Seventh Avenue, and 620 A Street. The lawsuit alleges violations of California's Unfair Competition Law, maintenance of a public nuisance, and violations of the San Diego Municipal Code.

According to the Complaint, the 1960s-era office building has been vacant since 2019 and has repeatedly been occupied by trespassers. Daniels Investment Group acquired the property in December 2024. Since then, the San Diego Police Department has responded to more than 50 calls for service at the property, involving trespassing, narcotics use, and disturbances. In March 2026, officers found a man dead inside the building.

The building has also caught fire repeatedly. In March 2024, San Diego Fire-Rescue determined the building was unsafe because of fire damage and red tagged the building. In December 2025, a fire that started on the second floor grew into a three-alarm blaze. More than 35 San Diego Fire-Rescue units responded, and power and gas lines had to be shut off. Firefighters were slowed by an open elevator shaft and piles of trash and debris inside the building. Crews returned for additional fires in January and March 2026.

The City issued a Notice of Abatement in July 2025, ordering Daniels Investment Group to secure the building, remove trash and graffiti, hire security, and file a Letter of Agency so police could remove trespassers. The Complaint alleges the company did not comply. Without the Letter of Agency, officers had limited ability to clear people from the property. In November 2025, the Fire Marshal ordered a 24-hour fire watch at the building, but fire inspectors repeatedly found that none was in place. A Notice and Order to Vacate and Repair or Demolish followed in December 2025.

The building was finally secured in April 2026. But according to the Complaint, Daniels Investment Group has still not obtained the required structural report or submitted plans to repair or demolish the fire-damaged building. Meanwhile, Premium Parking continues to run a pay-to-park business on the lots without the Conditional Use Permit required in the zone. The Complaint alleges that both companies profited from the property while it remained in violation of the law: Daniels Investment Group by collecting rent from the parking operator, and Premium Parking by collecting parking fees.

"I pass this building every day. It's an abandoned, fire-damaged eyesore in the middle of downtown, and for the people who live around it, it's a daily reminder of fires, trespassers, and police calls on their block," said **City Attorney Heather Ferbert**. "The companies behind it kept collecting money from an illegal parking lot while ignoring the City's orders and putting neighbors, firefighters, and police officers at risk. That ends now."

"Our Downtown residents and businesses deserve safe, clean neighborhoods, and the ongoing safety hazards at this property have been a concern for the community for too long," said **Councilmember Stephen Whitburn**, who represents Downtown. "I thank City Attorney Heather Ferbert for taking action to improve public safety in our Downtown neighborhoods."

"We appreciate City Attorney Ferbert's efforts to pursue lasting compliance and accountability at 1323 Sixth Avenue, a property the Downtown San Diego Partnership has identified and monitored through our Quality of Life Committee's Challenging Properties list due to ongoing conditions negatively impacting the surrounding community," said **Alonso Vivas, Senior Vice President and Executive Director of Clean & Safe at the Downtown San Diego Partnership**. "Properties like this present challenges that extend beyond their individual boundaries, affecting neighboring businesses and properties, discouraging investment, and undermining broader efforts to revitalize Downtown. We have seen firsthand that when properties are properly secured, maintained, and responsibly managed, conditions improve and surrounding neighborhoods benefit."

"The Downtown San Diego Partnership will continue working closely with the City, community partners, and property owners to address challenging properties, advocate for lasting solutions, and ensure Downtown remains clean, safe, welcoming, and positioned for continued economic growth and investment."

The lawsuit asks the court to declare the property a public nuisance and to bar both companies from maintaining violations at this property or anywhere else in the city. It also seeks civil penalties of up to \$2,500 per day for each violation of the Unfair Competition Law and of the SDMC, along with the City's investigation costs and attorney fees.

This case is being handled by the City Attorney's Housing Protection and Civil Code Compliance Unit (HPU) and is being prosecuted by Deputy City Attorney Angel G. Alcaraz Jr. The City Attorney's Office worked closely with the Building and Land Use Enforcement Division, the San Diego Police Department, and the San Diego Fire-Rescue Department.

The Complaint is attached [here](#).

###

