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Receiver to Fix Up Dangerous Abandoned Buildings

Grant Hill properties violated fire code, attracted drug use and prostitution

City Attorney Mara W. Elliott announced today that two abandoned buildings in Grant Hill that attract drug use and prostitution will be rehabilitated by a court-appointed receiver.

The buildings, a six-unit apartment complex and a detached single-family dwelling on a 7,000-square-foot parcel, have a history of health and safety violations and have been the subject of numerous complaints from neighbors. The property has been vacant for the last 23 years.

“Abandoned buildings attract illegal activities that degrade the quality of our neighborhoods,” City Attorney Mara W. Elliot said. **“By ensuring these properties are rehabilitated, my office is working to protect our communities and create safe places for San Diegans to live.”**

In confirming the appointment of a receiver yesterday, Superior Court Judge Eddie Sturgeon found that the violations at 2563-2565½ L Street “are so extensive and of such a nature that they substantially endanger the health and safety of the occupants and the general public.”

Those violations, as documented by the Code Enforcement Division of the City’s Development Services Department, include:

- Inadequate sanitation caused by a lack of toilets, sinks, showers, and bathtubs, and by a lack of running water to fixtures in the apartment building;
- Structural hazards created by the unpermitted removal of an external staircase and drywall, compromising the fire wall separation in all six units of the apartment building;
- Criminal and nuisance activity, including drugs and prostitution, and
- Fire, health, and safety hazards due to the accumulation of construction materials, debris, and overgrown weeds throughout the property.

A complaint filed by the City Attorney’s Office earlier this month alleged that the property owner, Leonard R. Edwards, has been “blatantly and willfully” in violation of the San Diego Municipal Code and the California Health & Safety Code.

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Deputy City Attorney Paul F. Prather of the City Attorney's Nuisance Abatement Unit prosecuted the case on behalf of the People of the State of California and the City of San Diego.

The City's Nuisance Abatement Unit, previously titled the Code Enforcement Unit, was established in 1984 to address nuisance properties and blight throughout San Diego. This unit works in partnership with the Code Enforcement Division of the City's Development Services Department, the San Diego Police Department, and the community to identify and aggressively address problem properties.

Copies of the complaint and the court's order are attached.

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