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# San Diego City Attorney Jan I. Goldsmith

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## NEWS RELEASE

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### **CITY ATTORNEY'S OFFICE SETTLES WITH PROPERTY OWNER TO CORRECT LONGSTANDING CODE VIOLATIONS AND UNPERMITTED ACTIVITY ON LARGE RESIDENTIAL AND COMMERCIAL LOTS IN MID CITY**

**San Diego, CA:** The owner of 3611-3631 Euclid Avenue, a large property in the Mid-City area consisting of both residential and commercial lots will pay significant civil penalties and investigative costs as part of a civil action filed by the City Attorney's Code Enforcement Unit. Nhung Lu Booth purchased the property back in September 1996 and allowed multiple uses of the property including the operation of unpermitted businesses which did not meet required development regulations. Violations alleged by the City include the unpermitted remodel and alteration of dwelling units; lack of required smoke detectors in the dwelling units; unpermitted electrical and plumbing work; non-permitted commercial tenant improvements; non-permitted signage; illegal commercial storage; and illegal outdoor vehicle repair storage. Most significantly, the owner allowed an auto body shop to illegally conduct its business on an undeveloped lot, resulting in numerous complaints by residents who were negatively impacted by the commercial activity and lack of parking in the neighborhood.

The case was prosecuted by Deputy City Attorney Nicole Pedone who worked closely with inspectors from the City's Neighborhood Code Compliance Division. Without admitting liability, the property owner agreed to pay \$4,639.50 to reimburse the City for investigative costs and \$15,000 in civil penalties for violations of the San Diego Municipal Code. Another \$35,000 in penalties is stayed pending full compliance with the terms of the settlement. The owner is enjoined from operating or allowing the operation of any business in the City without first obtaining all necessary permits and from violating any building, zoning, municipal code regulations or nuisance laws at the property or in the City of San Diego. Finally, the owner must correct all of the violations and develop the property with all required permits under an agreed timeline.

According to City Attorney Jan Goldsmith, "This property has negatively impacted the community for entirely too long. Holding this business owner accountable will help to improve the quality of life of surrounding residents and ensure that the property is developed with proper permits, reviews, and inspections."

The [City Attorney's Code Enforcement Unit](#) was established in 1984 to address nuisance properties and code violations throughout San Diego. The Unit works in partnership with the City's Neighborhood Code Compliance Department, the San Diego Police Department, and the community to identify and aggressively address code violations and nuisance properties. Community members can report property violations to the Neighborhood Code Compliance Division at 619-236-5500.

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