

PUBLIC NUISANCE ABATEMENT AND RECEIVERSHIP PROPERTIES FACT SHEET



Planning and Building Agency/Code Enforcement Division

City Attorney's Office

Date: December 20, 2022

Receivership Recommendation

2405 S. Maple St. (Residential)



Owner: Carl A. Hallgren (Incarcerated) Trustee of the Trust of Carl A. Hallgren

Statement of Conditions: Substandard and Hazardous Safety Conditions

Violations: Vacant, unsecured and dangerous structure. The garage is fire damaged, severely dilapidated and deteriorated. The rear structures is plagued with graffiti which has created a public nuisance for nearby neighbors. An unpermitted room was built on the north side of the garage illegally without city approvals. Excessive accumulation of trash and debris, signs of illegal dumping has created severe rodent infestation.

Note: The property is secured but abandoned. The property owner has not been responsive and/or is unavailable to address and correct violations.

Receivership Recommendation

1615 N. Broadway (Commercial)



Owner: Loan Rate Corporation

Statement of Conditions: Substandard Hazardous and Safety Conditions

Violations: Historic property with severe dilapidation to the roof, water intrusion to the interior of the building, damage to plaster and drywall of walls and ceilings. Electrical outlets throughout the home are damaged with exposed wires creating a dangerous and life safety condition. Broken and boarded-up windows limiting and preventing emergency egress. Santa Ana PD has received over 70 calls for service since 2019 ranging from battery, disturbing the peace, mentally disturbed subject, to assault with a deadly weapon.

Note: On-going enforcement history for over 5 years with limited and/or minimal improvements. A total of \$11,700.00 in fines have been issued to the property owner.

Receivership Recommendation

1001 N. Freeman St. (Residential)



Owner(s): Mary Alcala Mitchell & Michael N. Mitchell

Statement of Conditions: Substandard Hazardous and Safety Conditions

Violations: Severely deteriorated roof covering, overgrown trees and shrubs in the front and rear yard, peeling paint on exterior surfaces of the house and garage, inoperative vehicles parked on the driveway and accumulation of dead organic matter & debris in the rear yard causing rodent infestation. These conditions constitute fire, health and safety hazards creating a public nuisance.

Note: Repeated calls for Code Enforcement action with property owner completing minimal and/or not action to address the property maintenance and substandard condition of the dwelling. Most recently \$2,800 in fines have been issued to the property owner in an attempt to gain compliance.

Receivership Recommendation 1502 N. Flower (Residential)



Owner: Mary Alcala Mitchell and Michael Mitchell

Statement of Conditions: Substandard Health and Safety Conditions.

Violations: This Historic G.W. Ross house residential dwelling currently has several broken and boarded up windows, preventing fire escape egress, peeling paint throughout the exterior of the property, dilapidated perimeter fence, unpermitted porch storage and lack of landscape maintenance.

Note: Repeated calls for Code Enforcement action with property owner completing minimal and/or not action to address the property maintenance and substandard condition of the dwelling.

Receivership Recommendation

1516 N. Flower St. (Residential)



Owner(s): Mary Alcala Mitchell & Michael N. Mitchell

Statement of Conditions: Substandard Health and Safety Conditions

Violations: Severely deteriorated roof, areas of roof covered with tarps, peeling paint on exterior wood surfaces, lack of landscaping and vehicles parked on the front yard.

Note: Repeated calls for Code Enforcement action with property owner completing minimal and/or not action to address the property maintenance and substandard condition of the dwelling. Most recently \$2,800 in fines have been issued to the property owner in an attempt to gain compliance.

Receivership Recommendation

1522 N. Flower St. (Residential)



Owner(s): Mary Alcala Mitchell & Michael N. Mitchell

Statement of Conditions: Health and Safety Code Violations.

Violations: Severely deteriorated roof with some areas covered with tarps, peeling paint on exterior wood surfaces, lack of landscaping and vehicles parked on the front yard.

Note: Repeated calls for Code Enforcement action with property owner completing minimal and/or not action to address the property maintenance and substandard condition of the dwelling. Most recently \$2,800 in fines have been issued to the property owner in an attempt to gain compliance.

Receivership Recommendation 1114 W. Berkeley (Residential)



Owner: Saul V. Amaro Mary L. Amaro

Statement of Conditions: Substandard Health and Safety Conditions.

Violations: Property owner/s noted on grant deeds are deceased and property is occupied by a relative living. The dwelling has excessive amount of junk, filth, cobwebs, stains, dust, trash, and debris throughout the interior and exterior of the dwelling. This includes all hallways, floors, ceilings, bedrooms, bathrooms, bedrooms and garage. There is illegal and unapproved construction on site without permits(Illegal patio).

Notes: Tenant living in a hoarding type of environment unfit for human occupancy, lack of heat and is in lack of compliance. Orange County Adult Protective Services were contacted and have been at the property with Code Enforcement.

Receivership Recommendation 1027 N. Logan (M2 District)



Owner: Landware LLC (Agent of Service Judith Helaine Ware)

Statement of Conditions: Land Use and Zoning Violations

Violations: The property is adjacent to residential homes. The property is being used as a storage yard containing big rigs trailers, metal storage containers, off- site parking, stores automobiles and recycle roll-off containers. The property does not comply with current municipal code requirements associated with a lack of business license, unpermitted fence, land use operational parameters and landscape requirements.

Note: On-going concern for Logan Neighborhood residents with property owner not responsive to comply with City municipal code. Property owner has been issued over \$54,200.00 in fines which have not been paid and have been forwarded to outside collection agency by the Finance Agency.

Receivership Recommendation

1655-1659 E. First St. (Commercial)



Owner(s): 1661 First Street Inc.

Statement of Conditions: Occupancy and Substandard Health and Safety, Land Use and Zoning Violations

Violations: Two structures -- severe dilapidation and compromised stairways, walkways, decks, walls and roof. Water damaged and dilapidated siding, trim, fascia boards, porches and balconies. Lack of permits for substandard repairs done to stairways and walkways. Prohibited use of a transient hotel. Lack of landscaping. Unsanitary conditions, trash and debris. Homeless loitering and drug use on the property.

Notes: On-going Code Enforcement action and Police calls for service regarding lack of property maintenance, severely dilapidated stairs, unpermitted work and numerous police calls for narcotic activity, disturbance, transients and battery.