

July 31, 1965

Judson and Helen J. Warren
3876 "T" Street
San Diego, California 92113

RE: 2953 IMPERIAL AVENUE, SAN DIEGO

THE ONE-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 2953 IMPERIAL AVENUE,
ON LAND DESCRIBED AS:

"SEAMAN AND CHOCATES ADDITION, LOT 12, EASTERLY 15 FEET, LOT 13,
BLOCK 77, MAP 300"

HAS BEEN FOUND TO CONSTITUTE A HAZARD TO SAFETY, HEALTH AND PUBLIC WELFARE BY REASON OF INADEQUATE MAINTENANCE, DILAPIDATION AND FIRE HAZARD. THIS BUILDING IS HEREBY DECLARED TO BE A SUBSTANDARD BUILDING AS DEFINED IN THE SAN DIEGO HOUSING CODE. THE CONDITIONS WHICH RENDER THIS BUILDING SUBSTANDARD AS FOUND WHEN IT WAS INSPECTED BY THE INSPECTION DEPARTMENT, CITY OF SAN DIEGO, ARE AS FOLLOWS:

PHYSICAL DESCRIPTION

Subject property consists of a one-story, single-family residence, approximately 24'6" x 45' on a 40' x 140' lot. This structure has post and pier foundation, single-wall vertical board construction covered on the exterior with horizontal siding and wallpaper on the interior.

INADEQUATE SANITATION AND MAINTENANCE

1. Many of the wood foundation posts rest directly on the ground thereby inviting termite infestation.
2. The floor is out of level due to settlement of the foundation.
3. Both front and rear wood steps are loose and dangerous.
4. The wallboard is broken through in the hallway.
5. Wallpaper has been torn off the walls in a number of places leaving wood walls exposed in an insanitary condition.

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6. Wood floor at rear entry is springy and dangerous.
7. Vertical boards enclosing underfloor area are resting on the ground and have suffered serious dry rot damage.
8. There are pieces of old furniture and debris scattered over the yard.

NUISANCE

The building is standing unsecured and unattended and is an invitation to vagrants, derelicts, criminals and immoral persons who may resort thereto for their own unlawful reasons, and is therefore a public nuisance. In its present condition, the building is also an attraction and hazard to inquisitive children who may play thereon to their danger and is therefore an attractive nuisance.

ELECTRICAL HAZARDS

1. Ceiling fixture has been removed leaving exposed conductors.
2. Ceiling fixture broken loose causing possible conductor damage.
3. There are spliced conductors.

PLUMBING HAZARDS

1. There are five (5) unvented gas space heaters.
2. Kitchen sink drains into galvanized pipe.
3. The lavatory trap is rusted, leaks and is insanitary.
4. Water heater does not have a draft diverter or an approved cap; it also does not extend 1' above roof. Type "C" vent pipe is used to penetrate attic area where type "B" or "B-1" is required, and is dangerous.

FIRE HAZARD

The City of San Diego Fire Department inspected the subject property and declare the premises and building thereon to be a fire nuisance as defined in Section 12510 of the California Health and Safety Code.

YOU ARE HEREBY NOTIFIED THAT IF THIS SUBSTANDARD BUILDING IS NOT ABATED BY DEMOLITION OR REMOVAL WITHIN NINETY (90) DAYS AFTER DATE OF RECEIPT OF THIS NOTICE, THE HOUSING DIVISION, CITY OF SAN DIEGO, WILL PROCEED TO ABATE THIS NUISANCE EITHER BY WAY OF APPROPRIATE COURT ACTION OR BY WAY OF ABATEMENT PROCEDURES PROVIDED IN SECTION 203 OF THE UNIFORM BUILDING CODE, AS ADOPTED BY THE CITY OF SAN DIEGO.

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PERMIT FOR DEMOLITION SHALL BE OBTAINED AT THE INSPECTION DEPARTMENT,
CITY ADMINISTRATION BUILDING, COMMUNITY CONCOURSE, BEFORE COMMENCING
ANY WORK TO COMPLY.

R. P. Ringer
BUILDING INSPECTION DIRECTOR

George T. Simpson
Housing Division Supervisor

GTS:jvw/aj

H.O. #1126

cc: 17.01 (2)
17.02 *Mr Miller*

Building Permit Application				APPLICANT FILL INSIDE HEAVY LINES		PARCEL NO	PLAN FILE NUMBER	PERMIT NUMBER
NAME (OR NAME OF BUSINESS) <i>John L. Merrell</i>				JOB ADDRESS <i>2953 - Imperial Ave.</i>				
MAILING ADDRESS (NUMBER) (STREET) <i>205 - W. 1st St</i>				SIDE YARD (INT.) SIDE YARD (ST.) SET BACK REAR YARD <i>Bond # 03-B-110124</i>				
CITY <i>San Diego</i>		TELEPHONE NUMBER <i>602-9213</i>		USE ZONE <i>Int. SD 100</i>		MAP NUMBER <i>Parks and Co. line</i>		VACANT SITE
NAME				LOT AREA		SQ. FT. ALLOWED LOT COVERAGE %		TOTAL LOT AREA COVERED SQ. FT.
ADDRESS (NUMBER) (STREET)				B.L.S. CODE <i>045</i>		CENSUS TRACT		VARIANCE NUMBER
CITY				TELEPHONE NUMBER		ENCROACHMENT PERMIT REQ'D. <input type="checkbox"/> YES <input type="checkbox"/> NO		STREET IMPROVED GRADE CHECK <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME <i>John L. Merrell</i>				METER SIZE		SERVICE SIZE		CLEARANCE CHECKED BY
ADDRESS (NUMBER) (STREET) <i>205 - W. 1st St</i>				REMARKS				
CITY <i>San Diego, Cal</i>				TELEPHONE NUMBER <i>602-9213</i>		NO. OF ADDITIONAL CONNECTIONS REQUIRED		TYPE CONNECTION
STATE LICENSE NUMBER <i>NONE</i>				CLASS. NO.		CITY LICENSE NUMBER <i>NONE</i>		VERIFIED BY
LOT <i>12+13</i>				BLOCK <i>77</i>		SUBDIVISION <i>Seaside</i>		FIRE ZONE
JOB ADDRESS <i>2953 - Imperial Ave</i>				TYPE OF CONST.		OCCUP. GROUP		TOTAL FLOOR AREA
CONDITION OF SOIL AT JOB SITE <input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> COMPACTED FILL <input type="checkbox"/> LOOSE FILL				SPECIAL INSPECTOR REQ'D. FOR <input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY <input type="checkbox"/> WELDING <input type="checkbox"/> PILE DRIVING <input type="checkbox"/> OTHER		BUILDING AREA <i>770^{sq}</i>		PLAN CHECKED BY
WORK TO BE DONE <i>W. retaining old frame Narrow to clean lot off not decided yet</i>				BUILDING VALUATION		NO. OF BLDGS.		TOTAL
PROPOSED USE <input type="checkbox"/> NEW <input type="checkbox"/> MOVE <input type="checkbox"/> ALTER <input type="checkbox"/> ADD <input type="checkbox"/> DEMOLISH <input type="checkbox"/> REPAIR				BUILDING PERMIT FEE		FUND & ACCOUNT		TOTAL
<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> NON-RESIDENTIAL				LESS PLAN CHECK FEE		SUB-TOTAL		TOTAL
NUMBER OF DWELLING UNITS <i>1</i>				SEWER PERMIT FEE		SEWER FEE		TOTAL
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.				WATER FEE		TOTAL FEES DUE <i>10.</i>		TOTAL
SIGNATURE OF OWNER OR AGENT <i>John L. Merrell</i>				DATE SIGNED <i>8/23/65</i>		ATTENTION THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		
AGENT FOR <i>NONE</i>				ADDRESS <i>NONE</i>		INSPECTION DEPARTMENT		
COUNTY SANITATION DISTRICT RECEIPT NO.				PRIVATE DISPOSAL APPROVAL		CITY OF SAN DIEGO		
HEALTH DEPT. APPROVAL				PLOT PLAN CHECK & APPROV		FORM IN-256 (4-62)		
						INSPECTOR		