



URGENT: Life-Safety Hazard & Illegal Density Report - 5634 Noel Drive

1 message

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Cc: Eric B Jones <eric@recovery-compass.org>, Nuha Sayegh <nuha@recovery-compass.org>
Bcc: Nuha Sayegh <nuha@recovery-compass.org>

Fri, Jan 23, 2026 at 1:27 PM

ATTN: Community Preservation & Code Enforcement Division

This email serves as written confirmation and a formal follow-up to the **voicemail I left on the Community Preservation Hotline today, Friday, January 23, 2026, at approximately 1:22 PM.**

I am the current tenant residing in the detached rear unit at **5634 Noel Drive, Temple City, CA**. I am formally reporting that this structure appears to be an **Unpermitted "Ghost Unit" (Illegal Conversion)** that poses **imminent risks to life and safety**.

Specific Code Violations Reported:

- Blocked Egress / Fire Trap:** The unit lacks compliant secondary egress. The driveway width has been illegally reduced below the mandatory 8-foot clearance (Municipal Code 9-1E-2), impeding emergency personnel access. In the event of a fire in the main house, I have no safe path to exit.
- Hazardous Electrical:** The unit contains unpermitted electrical wiring that is overheating/sparking, presenting an active fire hazard.
- Illegal Density (R-3 Violation):** The property is zoned for two units but currently houses three distinct dwellings without a valid Certificate of Occupancy for this specific structure.

Landlord Information:

- Owner:** Gary W. Kearney
- Status:** The owner has been notified of these safety hazards but has refused to cure them.

Action Required: Due to the **Life-Safety** nature of these violations (Fire/Electrical/Egress), I am requesting an **emergency inspection within 24 hours**.

Legal Notice: Please note that I am asserting my rights under **California Health & Safety Code § 17975**. Should this unit be "Red Tagged" or declared uninhabitable, I am prepared to enforce the mandatory tenant relocation assistance requirements dictated by State Law.

Please provide a **Case Number** for this report and the scheduled time for the inspector's arrival.

Respectfully,

Eric Jones

Nuha Sayegh (co-tenant)

Tenant, 5634 Noel Drive

626-348-3019