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

4 messages

Eric B Jones <eric@recovery-compass.org>   Fri, Jan 23, 2026 at 1:27 PM
To: vtran@templecity.us, eso@templecity.us, code@templecity.us
Cc: Eric B Jones <eric@recovery-compass.org>, Nuha Sayegh <nuha@recovery-compass.org>
Bcc: Nuha Sayegh <nuha@recovery-compass.org>

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

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Fri, Jan 23, 2026 at 1:27 PM
To: eric@recovery-compass.org

> ### ? Address not found
>
> Your message wasn't delivered to **code@templecity.us**
> because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

```
550 5.1.1 : Recipient address rejected: User unknown
```

Final-Recipient: rfc822; code@templecity.us
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx1-us1.ppe-hosted.com. (67.231.154.162, the server for the
 domain templecity.us.)
Diagnostic-Code: smtp; 550 5.1.1 <code@templecity.us>: Recipient address rejected: User unknown
Last-Attempt-Date: Fri, 23 Jan 2026 13:27:48 -0800 (PST)

📄 **noname**
5K

Eric B Jones <eric@recovery-compass.org>   Fri, Jan 23, 2026 at 1:48 PM
To: cityclerk@templecity.us, planning@templecity.us, bldg@templecity.us
Cc: vtran@templecity.us

URGENT: LIFE-SAFETY EMERGENCY NOTIFICATION To the City Clerk and Building Official:

I am forwarding this report because the **Code Enforcement Division is unresponsive**. Inspector Eric So is out of office, Officer Viet Tran is unavailable (Voicemail left 1:43 PM), and the code@templecity.us email address has bounced.

This property (**5634 Noel Drive**) contains **blocked fire egress** and **hazardous electrical wiring** in an unpermitted density scenario. **I am formally serving this notice to the City Clerk to establish liability should an incident occur this weekend.** Please acknowledge receipt.

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Fri, Jan 23, 2026 at 1:48 PM
To: eric@recovery-compass.org

Address not found

Your message wasn't delivered to **bldg@templecity.us** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

```
550 5.1.1 : Recipient address rejected: User unknown
```

Final-Recipient: rfc822; bldg@templecity.us
Action: failed
Status: 5.1.1
Remote-MTA: dns; mx2-us1.ppe-hosted.com. (148.163.129.51, the server for the
 domain templecity.us.)
Diagnostic-Code: smtp; 550 5.1.1 <bldg@templecity.us>: Recipient address rejected: User unknown
Last-Attempt-Date: Fri, 23 Jan 2026 13:48:46 -0800 (PST)

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noname
5K