

FOR IMMEDIATE RELEASE

CONTACT: Frank Mateljan - PIO
(213) 978-8340 (office)
(213) 479-5675 (mobile)

**From the Office of the City Attorney
Carmen A. Trutanich**



Suite 800, City Hall East
Los Angeles, CA 90012

Phone: 213-978-8340 Fax: 213-978-2093
<http://www.atty.lacity.org>

****PRESS RELEASE****

MONDAY, JUNE 25, 2012

**LOS ANGELES MAN CHARGED WITH ILLEGALLY CONVERTING
RESIDENTIAL DWELLINGS INTO 58 RENTAL UNITS**

LOS ANGELES – City Attorney Carmen A. Trutanich today announced that his Office has filed multiple criminal charges against a Los Angeles man for illegally expanding the use of two properties in South Los Angeles and Eagle Rock and for failing to maintain habitable conditions. Deputy City Attorney Ken Kambara is prosecuting the case.

John Callaghan, 58, was charged with 53 criminal counts, including public safety violations for unpermitted electrical, plumbing and structural additions and alterations to the properties, as well as failure to maintain fire and safety standards. Defendant Callaghan could face up to six months in jail and/or a \$1,000 fine for each count. Arraignment is scheduled for July 31, 2012, in Department 80 of the Los Angeles Superior Court.

Between January 9, 2012, and February 27, 2012, inspectors from the Los Angeles Department of Housing, the Department of Building and Safety, and the Fire Department observed multiple violations at 443-445 W. 49th Street and 5101 Granada Street, two properties owned by Defendant Callaghan.

Inspectors found that the Defendant allegedly had expanded the approved use the 49th Street property and was illegally renting out 44 units. Housing inspectors discovered that the 3rd floor attic of the building had been converted into living spaces. Engineers from Building and Safety determined that this illegal alteration caused the building to be structurally unsound and thereafter red-tagged the structure. This building was also cited for missing fire extinguishers, failure to maintain smoke detectors, unapproved gas wall heaters, illegal electrical panels, illegally installed plumbing, and for excessive accumulations of trash and garbage.

Defendant Callaghan also allegedly converted a single-family dwelling on Granada Street into 14 rental units by illegally converting the garage, the basement, and a recreation room into habitable rooms. These alterations were allegedly made without proper permits or approvals by the City. Building and Safety also cited the Defendant for illegal plumbing work, illegal installation of gas wall heaters, and for maintaining trash, debris, and excess vegetation on the property.

###