

June 9, 2026

VIA EMAIL [Osama.Younan@lacity.org](mailto:Osama.Younan@lacity.org)

Osama Younan  
General Manager  
Los Angeles Department of Building and Safety  
201 N. Figueroa Street  
Los Angeles, CA 90012

Re 1523 3/8 Doheny Drive  
Permits 25016-90000-18116 and 25014-30000-03839

Dear Mr. Younan:

On June 4, 2025, Los Angeles Department of Building and Safety (LADBS) issued an electronic permit for the replacement **of 12 windows and doors** at a single-family dwelling that did not exist on the property at the time of application submittal – and still does not exist:

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=25016&id2=90000&id3=18116>.

It appears that **the applicant, Shahram Ghalili, intentionally misrepresented the proposed scope of work**, expecting that the permit would be approved without verification. Even a cursory review of the Los Angeles County Assessor's records would have revealed that no dwelling existed on the site alarm (see attached PDF):

<https://portal.assessor.lacounty.gov/parceldetail/5561016025>

Unfortunately, the permit was issued without any such verification.

After neighbors filed a complaint, the matter was assigned to the Inspection Bureau. In the past, we have repeatedly been told that the Inspection Bureau is not an enforcement arm of LADBS. Yet the case was not never referred to the Code Enforcement Bureau, despite the fact that falsification of permit applications clearly belongs.

The Los Angeles Municipal Code (LAMC) provides explicit directions in such circumstances:

**91.103.4. Making False Statements to the Department.** It shall be unlawful for any person, authorized by the Department to perform inspections, to make a false or misleading statement, or misrepresentation in any writing submitted to the Department. For purposes of this section a “person authorized by the Department to perform inspections” is any person who is a registered deputy inspector, a structural inspector, a certified welder or a certified licensed contractor. The term “writing” shall include, but is not limited to, forms, applications, approvals, reports or certifications

required by the Department. Every violation of this section is punishable as a misdemeanor.

**91.105.5.5.4. Revocation of Approvals.** The commission shall revoke or rescind any determination, including the grant of an appeal or exception, if made in error in violation of any provision of law, or in reliance on any false statement or misrepresentation as to a material fact.

**91.106.4.4.2. Making False Statements to the Department.** Any person who willfully or knowingly, with the intent to deceive, makes a false statement or representation, or knowingly fails to disclose a material fact in any documentation required by the Department shall be guilty of a misdemeanor. (Amended by Ord. No. 185,587, Eff. 7/16/18.)

**In other words, LADBS has both the authority and the responsibility to revoke approvals obtained based on false representations and to pursue appropriate enforcement action. To date, neither has occurred.**

It is also worth noting that the property owners, Shahram and Ester Ghalili, are not unfamiliar to LADBS or the Los Angeles City Attorney's office. They were previously prosecuted in connection with the Woodstock Road hillside cases <https://beverlypress.com/2021/10/feuer-charges-owners-of-unfinished-hillside-homes/>.

One would expect that such a history, combined with credible reports from neighboring property owners regarding a false permit application, would have triggered heightened scrutiny. Instead, the permit remains listed in ZIMAS as active despite its obviously fraudulent scope.

A year later, on May 29, 2026, a new permit was issued:

<https://www.ladbsservices2.lacity.org/OnlineServices/PermitReport/PcisPermitDetail?id1=25014&id2=30000&id3=03839>

The permit itself is not yet has not available for public review, but its scope is described as a "remodel/addition to existing 2-story S.F.D. with new roof deck and existing attached 2-car garage". **YET THERE IS STILL NO "EXISTING" 2-STORY SFD ON THAT LOT!!!**

Allowing this to happen legitimizes fraudulent applications and rewards dishonesty. Without enforcement, LADBS is effectively encouraging more violations and undermines public trust. This is a serious matter that requires your prompt attention.

Furthermore, twenty years of litigation involving other properties owned by Mr. Ghalili (see attached article) imposed substantial costs on the City. Yet it appears that neither Mr. Ghalili nor LADBS has learned from that experience. Mr. Ghalili continues a pattern of unauthorized development and apparent disregard for regulatory requirements, while LADBS—despite repeatedly citing budgetary constraints—appears willing to expend significant public resources on avoidable future litigation.

Neither LADBS leadership nor the Deputy City Attorney assigned to oversee LADBS has shown any interest in investigating this matter. We have contacted LADBS

management as well as the Deputy City Attorney responsible for LADBS, with no meaningful response. Despite clear evidence of material misrepresentations in permit applications and multiple opportunities to address the issue, no action has been taken.

This is no longer merely a question of an improperly issued permit. It is a question of whether LADBS intends to enforce the laws it is charged with administering. When permits obtained through demonstrably false representations remain active, and when subsequent permits are issued based on the same false premise, the integrity of the permitting process itself is called into question.

Accordingly, we respectfully request that your office conduct an independent review of this matter, determine why these permits were issued and allowed to remain active despite clear evidence of false statements, and identify the corrective and enforcement actions that will be taken. The public is entitled to expect that City agencies will apply the law consistently, regardless of the identity or history of the applicant.

Continued inaction will only reinforce the perception that knowingly submitting false information to LADBS is tolerated, that enforcement is discretionary, and that compliance is expected only from those who lack the resources to challenge the City. Such a perception is profoundly damaging to public trust and to the credibility of the City's entire permitting system.

We therefore ask for a written response identifying the actions that will be taken to address these violations and to prevent similar failures from recurring. Accountability, transparency, and equal enforcement of the law demand nothing less.

Sincerely,