

C O M P L A I N T  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF LOS ANGELES

THE PEOPLE OF THE STATE OF CALIFORNIA,

VA 01/12/2022

DEPARTMENT 47

Plaintiff,

vs.

1. GONG TOY  
Aka GONG DONALD TOY  
Aka DONALD G. TOY  
Aka DONALD TOY  
(M; 11/25/1948)
2. C.C.O.A. HOUSING CORPORATION,  
A CALIFORNIA COMPANY

LAMC §§ 92.0109 (4 counts), 91.8104  
(4 counts), 91.103.3 (2 count), 57.107.1,  
57.107.2, 57.107.2.1, 57.107.4,  
57.107.6.2.1 and 57.107.6.3  
(SIXTEEN TOTAL COUNTS)

Defendant(s).

MISDEMEANOR COMPLAINT

CCMS Case No.: 1CJ01387

FILED  
SHERRI R. CARTER  
Executive Officer/Clerk

By BO  
Deputy Clerk

Issued by  
MICHAEL N. FEUER  
City Attorney

MICHELLE MCGINNIS  
Supervising Attorney

By: Dennis Kong  
Deputy City Attorney

Central Criminal  
Los Angeles Superior Court

2021 OCT 27 AM 11:00

Filed

COMES NOW the undersigned and states that he/she/they is/are informed and believe(s), and upon such information and belief declare(s):

COUNT I

That on or about 09/01/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 92.0109 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, being the owner, manager, and person in control of a building located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012**, did unlawfully fail to provide a minimum of one operational elevator that serves all occupied levels of a building that is four stories or more above grade level.

MCI 92.0109/01

COUNT II

For a further, separate and second cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/15/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 92.0109 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, being the owner, manager, and person in control of a building located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012**, did unlawfully fail to provide a minimum of one operational elevator that serves all occupied levels of a building that is four stories or more above grade level.

MCI 92.0109/01

COUNT III

For a further, separate and third cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/19/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 92.0109 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, being the owner, manager, and person in control of a building located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012**, did unlawfully fail to provide a minimum of one operational elevator that serves all occupied levels of a building that is four stories or more above grade level.

MCI 92.0109/01

COUNT IV

For a further, separate and fourth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/21/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 92.0109 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, being the owner, manager, and person in control of a building located at 600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012, did unlawfully fail to provide a minimum of one operational elevator that serves all occupied levels of a building that is four stories or more above grade level located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012**.

MCI 92.0109/01

COUNT V

For a further, separate and fifth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 09/01/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.8104 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to maintain the existing building, structure, and portion thereof in a safe and sanitary condition and good repair and did fail to maintain the premises of a building and structure in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation, and other similar material located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.8104/01

COUNT VI

For a further, separate and sixth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/15/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.8104 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to maintain the existing building, structure, and portion thereof in a safe and sanitary condition and good repair and did fail to maintain the premises of a building and structure in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation, and other similar material located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.8104/01

COUNT VII

For a further, separate and seventh cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/19/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.8104 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to maintain the existing building, structure, and portion thereof in a safe and sanitary condition and good repair and did fail to maintain the premises of a building and structure in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation, and other similar material located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.8104/01

COUNT VIII

For a further, separate and eighth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/21/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.8104 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to maintain the existing building, structure, and portion thereof in a safe and sanitary condition and good repair and did fail to maintain the premises of a building and structure in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation, and other similar material located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.8104/01

COUNT IX

For a further, separate and ninth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/19/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.103.3 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to comply with a valid order issued pursuant to a provision and requirement of the Los Angeles Municipal Code located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.103.3/01

COUNT X

For a further, separate and tenth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 10/21/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 91.103.3 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to comply with a valid order issued pursuant to a provision and requirement of the Los Angeles Municipal Code located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 91.103.3/01

COUNT XI

For a further, separate and eleventh cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of 57.107.1 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to continuously maintain a device, equipment, system, condition, arrangement, level of protection, and any other feature required for compliance with the Fire Code, and failed to install such device, equipment, system, condition, arrangement, level of protection, and other feature in accordance with the Fire Code and applicable referenced standards located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.1/01

COUNT XII

For a further, separate and twelfth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 57.107.2 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to test and operate equipment requiring periodic testing and operation listed in Sections 107.6 and 107.6.1 located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.2/01

COUNT XIII

For a further, separate and thirteenth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 57.107.2.1 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully fail to make test and inspection records and such records as the fire code official designates available to a fire code official located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.2.1/01

COUNT XIV

For a further, separate and fourteenth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 57.107.4 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully render inoperative and inaccessible portable and fixed fire-extinguishing systems and devices, except as necessary during emergencies, maintenance, repairs, alterations, drills, and prescribed testing located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.4/01

COUNT XV

For a further, separate and fifteenth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 57.107.6.2.1 of the Los Angeles Municipal Code was committed by the above-named defendant(s), (whose true name(s) to affiant is(are) unknown), did unlawfully fail to inspect and test a fire protection system and equipment listed in Sections 107.6 and 107.6.1 at an interval determined by the Fire Chief and failed to inspect and test a fire protection system and equipment listed in Sections 107.6 and 107.6.1 in accordance with the rules and regulations established by the Board located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.6.2.1/01

COUNT XVI

For a further, separate and sixteenth cause of action being a different offense, belonging to the same class of crimes and offenses set forth in Count I hereof, affiant further alleges that on or about 08/12/2021 at and in the City of Los Angeles, in the County of Los Angeles, State of California, a misdemeanor, to wit, violation of Section 57.107.6.3 of the Los Angeles Municipal Code was committed by the above-named defendant(s), who at the time and place last aforesaid, did unlawfully maintain a fire protection system and equipment listed in Sections 107.6 and 107.6.1 in a defective condition and in a state of disrepair and installed and maintained such in a manner that endangered life and created a fire and explosion hazard and violated an order of the Fire Chief to require periodic inspections as required by the Fire Code located at **600 N. BROADWAY, LOS ANGELES, CALIFORNIA 90012.**

TCIS 57.107.6.3/01

All of which is contrary to the law and against the peace and dignity of the People of the State of California. Declarant and complainant therefore prays that a warrant may be issued for the arrest of said defendant(s) and that he or she may be dealt with according to law.

Attached hereto and incorporated by reference as though fully set forth are written statements and reports which constitute the basis upon which I make the within allegations.

A declaration in support of the issuance of such warrant is submitted.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Los Angeles, California on 10/21/2021.

  
Declarant and Complainant

#### INFORMAL DISCOVERY NOTICE

TO THE ABOVE-NAMED DEFENDANT(S) AND/OR ATTORNEY(S) FOR THE DEFENDANT(S):

Plaintiff, the People of the State of California, hereby requests discovery/disclosure from the defendant(s) and his or her attorney(s) in this case pursuant to Penal Code Sections 1054.3 and 1054.5.

YOU ARE HEREBY NOTIFIED that if complete disclosure is not made within 15 days of this request, plaintiff will seek -- on or before the next court date, or as soon as practicable thereafter -- a court order enforcing the provisions of Penal Code Section 1054.5, subdivisions (b) and (c). This is an ongoing request for any of the items which become known to the defendant(s) and his or her attorney(s) after the date of compliance.

The written statements and reports attached hereto constitute discoverable materials designated in Penal Code Section 1054.1. Any additional material discoverable pursuant to Penal Code Section 1054.1 that becomes known to plaintiff will be provided to the defense.

If, prior to or during trial, as a result of this request plaintiff obtains additional evidence or material subject to disclosure under a previous defense request or court order pursuant to Penal Code Section 1054.1, plaintiff will disclose the existence of that evidence or material within a reasonable time.

DISCOVERY MATERIALS SHOULD BE DELIVERED TO A DEPUTY CITY ATTORNEY ON THE FIRST TRIAL DATE.



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**SUPERIOR COURT OF CALIFORNIA  
COUNTY OF LOS ANGELES**

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

vs.

GONG TOY aka DONALD TOY

Defendant

CASE NO. 1CJ01387

DECLARATION MADE UNDER C.C.P. SECTION 2015.5 IN SUPPORT OF ARREST WARRANT

THE UNDERSIGNED HEREBY DECLARES:


That he is currently employed as Investigator for the Los Angeles Department of Building and Safety, and have been so employed throughout this investigation.

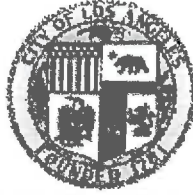
That pursuant to his employment, he was assigned to investigate allegations that the above-mentioned Defendant (s) did violate L.A.M.C. Sections: 92.0109, 92.103.3

That pursuant to this assignment, the undersigned contacted witnesses, obtained oral statements concerning said alleged crime(s) and received written report(s) and statement(s) prepared by persons who the undersigned upon information and belief states were law enforcement officers, which written report(s) and statement(s) are included in a report which is attached hereto as Exhibit 1 and incorporated herein by reference as though fully set forth.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Los Angeles, California, on OCTOBER 22, 2021.

  
Rick Rodriguez, DECLARANT



OFFICE OF THE CITY ATTORNEY  
MICHAEL N. FEUER  
CITY ATTORNEY

COPY

October 27, 2021

GONG TOY  
600 North Broadway Unit D  
Los Angeles, CA 90012

CCMS Case Number: 1CJ01387A  
Location(s) of Violation: 600 N. Broadway

Dear GONG TOY:

Please be advised that a criminal complaint has been filed charging you with a violation of Section LA92.0109, commonly known as elevator not operational. There may be other charges included in the complaint, which are not listed here. If you are on probation in any other case, a probation violation also may have been filed.

You are notified to appear for arraignment in Department 47 of the Superior Court of California, County of Los Angeles, located at 210 West Temple Street, Los Angeles, CA 90012 at 8:30 a.m. on **January 12, 2022**.

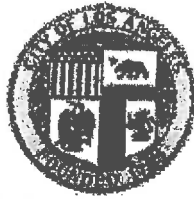
Failure to appear at the date and the time indicated may result in the issuance of a warrant for your arrest.

Please bring this letter with you to Court.

Sincerely,

*Dennis Kong*

Deputy City Attorney  
Code Enforcement and Animal Protection Unit



COPY

**OFFICE OF THE CITY ATTORNEY**  
**MICHAEL N. FEUER**  
**CITY ATTORNEY**

October 27, 2021

C.C.O.A. Housing Corporation  
c/o DON TOY, Registered Agent for Service of Process  
600 North Broadway Unit D  
Los Angeles, CA 90012

CCMS Case Number: 1CJ01387B  
Location(s) of Violation: 600 N. Broadway

Dear C.C.O.A. HOUSING CORPORATION:

Please be advised that a criminal complaint has been filed charging you with a violation of Section LA92.0109, commonly known as elevator not operational. There may be other charges included in the complaint, which are not listed here. If you are on probation in any other case, a probation violation also may have been filed.

You are notified to appear for arraignment in Department 47 of the Superior Court of California, County of Los Angeles, located at 210 West Temple Street, Los Angeles, CA 90012 at 8:30 a.m. on **January 12, 2022**.

Failure to appear at the date and the time indicated may result in the issuance of a warrant for your arrest.

Please bring this letter with you to Court.

Sincerely,

*Dennis Kong*

Deputy City Attorney  
Code Enforcement and Animal Protection Unit

1 MICHAEL N. FEUER, City Attorney  
State Bar No. 111529x  
2 JOSE A. EGURBIDE, Chief of Criminal & Special Litigation Branch  
State Bar No. 182139  
3 MICHELLE MCGINNIS, Supervising Deputy City Attorney  
Supervisor, Code Enforcement Unit  
4 State Bar No. 221045  
DENNIS KONG, Deputy City Attorney  
5 State Bar No. 236737  
200 N. Main Street, 5<sup>TH</sup> Floor  
6 Los Angeles, California 90012  
7 Tel: (213) 978-1870 Fax: (213) 978-8111

8 Attorney for Plaintiff  
9 THE PEOPLE OF THE STATE OF CALIFORNIA

10  
11 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

12 LOS ANGELES JUDICIAL DISTRICT

13 THE PEOPLE OF THE STATE OF ) CASE NO. 1CJ01387  
CALIFORNIA, )  
14 )  
15 )  
Plaintiff, )  
16 vs. ) SUMMONS ON CRIMINAL COMPLAINT  
(CORPORATION)  
17 )  
1. GONG TOY ) RE: C.C.O.A. HOUSING  
(M; 11/25/1948) ) CORPORATION  
18 )  
2. C.C.O.A. HOUSING )  
CORPORATION, )  
19 A CALIFORNIA COMPANY )  
20 )  
LAMC §§ 92.0109 (4 counts), )  
21 91.8104 (4 counts), 91.103.3 (2 )  
count), 57.107.1, 57.107.2, )  
22 57.107.2.1, 57.107.4, )  
57.107.6.2.1 and 57.107.6.3 )  
23 (SIXTEEN TOTAL COUNTS) )  
24 )  
25 Defendants.

26 //  
27 //  
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1 THE PEOPLE OF THE STATE OF CALIFORNIA:

2

3 TO: C.C.O.A. HOUSING CORPORATION A CALIFORNIA COMPANY

4 YOU ARE HEREBY SUMMONED to appear before me at DEPARTMENT 47

5 of the Superior Court, Los Angeles Judicial District, located at

6 210 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012 on JANUARY

7 12, 2022, at 8:30 A.M., to answer a charge made against you upon

8 the complaint of THE PEOPLE OF THE STATE OF CALIFORNIA for

9 misdemeanor, to wit: LAMC §§ §§ 92.0109 (4 counts), 91.8104 (4

10

11 counts), 91.103.3 (2 count), 57.107.1, 57.107.2, 57.107.2.1,

12

12 57.107.4, 57.107.6.2.1 and 57.107.6.3.

13

14 Dated in the Superior Court of California, Los Angeles County,

15 10/27, 2021.



17 *[Signature]*

18 JUDGE OF THE SUPERIOR COURT  
19 ANNE HWANG

20 I hereby certify that I served the SUMMONS upon the Defendant  
21 corporation, by showing and delivering a true copy to

22 \_\_\_\_\_ the \_\_\_\_\_  
(Name of Corporate Officer) (Title of Corporate Officer)

23

24

25 PEACE OFFICER

26 Service - The summons must be served at  
27 least five days before the day of the  
appearance fixed therein, by delivering a  
copy thereof and showing the original to  
the president or other head of the  
corporation or to the secretary, cashier,  
or managing agent thereof.

28 CODE ENFORCEMENT UNIT, DCA DENNIS KONG