

Communication from Public

Name: GJuan Johnson

Date Submitted: 04/14/2023 10:59 AM

Council File No: 13-1204-S7

Comments for Public Posting: I recommend approval. For release. Court papers call Mayor Karen Bass a “racist” alleging she participated in denying apartment intercom repairs and secured tandem parking to Black tenants in a city rent controlled building. The case is set for court hearing June 8, 2023 Dept 85. Los Angeles Superior court case 23STCP00644 filed 3/10/23. Johnson vs Los Angeles Housing Department. Exhibits name all employees of the Mayor’s staff as well as numerous housing department employees. Related information: Communications with City employees . <https://wp.me/P57D2C-t> . See attached emails dated April 13, 2023 at 4:34 pm and dated April 14, 2023 at 10:42 am.

Kitchen Sink Repair, bathroom Toilet Repair, Screen Repair, Housing Services Request for Accommodation at 1522 Hi Point St 90035

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontend@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Thursday, April 13, 2023 at 04:34 PM PDT

California Code, Civil Code - CIV § 1954

Meghan Haynes at Bold Partners Owner Hi Point 1522 LLC

520 Pacific Street #5

Santa Monica, CA 90405

Power Property Management, Inc.

8885 Venice Blvd Suite 205 Los Angeles CA 90034 Agent for Hi Point 1522 LLC

Richard Brinson

Senior Housing Inspector

Ann Sewill Director

Mayor Karen Bass

LAHD West Office Los Angeles Housing Department

City of Los Angeles

To Meghan Haynes and Power Property Management Inc. et al:

Jade Beck, Liliana Morales, Twyla Rucker, Jeanette Conway, Alva Corado, Jacqueline Gallardo, Brent Parson, Julia Gran, Kaleena Wiley, Carmen Joseph, Kristofer Gordon, Justice Walker, Fidel Medino, Shireen Davis, Jamie Swisher, Daisy Moreno, Javier Guevara, Alva Corado, Miquel Mercado, Danielle Herron-Wilson, Julia Gran, Cynthia Reynosa, Cameron Morse, Chris Thrasher, Monika Bohana, Gina Purgave, Stephen Leider, Nisi Walton (Power Property Management Inc employees as seen on the internet):

1. There has been no response to my complaint that there is illegal home sharing occurring at this address. I have provided the evidence to the city Housing Department and Planning Department. Illegal home sharing tenants are being provided numerous housing services denied to me because I am a Black male.

2. The original agreement regarding tandem parking is that the cost was included in the rent. Without any waiver of that, I signed an agreement with the new owner which was a condition set down by the previous owner that I am "first come first served" for the tandem parking and that I should pay a separate \$50 per month for the tandem parking. The current owner has refused to honor that agreement. I am first come first served for the tandem parking over many of the tenants/home sharing guests on the property. The owner continues to benefit financially and otherwise from my rent payments even though the rent checks state they are made "under duress."

3. The intercom unit 9 still has not been repaired or replaced, an entitlement under the rent agreement and the state Unruh Act, **which makes the owner and those who act in concert as Racists**, and also makes them liable for harassment as denial of housing services is considered harassment. White tenants becoming new tenants do not have to wait eight years for a working intercom or available secured tandem parking.

4. Hundreds to thousands of tenants across the city have the use of parking and/or tandem secured parking stalls; hundreds to thousands of tenants across the city have the use of intercom front door to unit systems whether apartment dwellers or condominium owners. I as a Black, male tenant entitled to the protections of the Unruh Act, CC section 51, am not asking for anything unreasonable. I am sure as a former Senator, Mayor Karen Bass, a Black female, must have an inkling of these legal entitlements.

5. I attach a letter dated 4/12/22 from my doctor requesting an **accommodation due to disability**. Under the Fair Housing Amendments Act, it is unlawful discrimination to deny a person with a disability a reasonable accommodation of an existing building rule or policy if such accommodation may be necessary to afford such person full enjoyment of the premises. Please keep this request for accommodation confidential, as required by federal law. Please contact me within the next ten days to discuss this important issue. I look forward to your response and appreciate your attention to this matter. I would like to have the equal opportunity to live in and enjoy this residence. This is at least my third request. **This letter is provided to the property owner, management company, and the Los Angeles Housing Department which includes the RSO, REAP, and code enforcement divisions that have the power to restore services requested due to my disability.** The owner and city have previously made up excuses why the services have not been provided. I view those reasons as pretextual and the real reasons are that the city and owner intentionally want me to be harmed and denied housing services because I am a Black male, over the age of 45 and have a disability. The city has represented that mathematically 2-1 is not a reduction, that 100%-90% is not a reduction. The city is incorrect. The owner has incorrectly alleged that in order for unit 9 intercom to work, the building has to be rewired. I witnessed 15 units receive working intercoms and the building was not rewired; my intercom wiring is already in the wall; each of the 15 units and tenants received working intercoms in less than 2 months each. The city and owner have made distinctions that deny me (and my roommate, another Black male American) the right to full and equal housing services and privileges no matter my race, sex, age, or disability. See attached declarations from Black Americans R. Bellamy, C. White and B. Wilson.

6. **Kitchen sink repairs.** I memorialize that on April 11, 2023, in response to my request, repairs were made by "InHouse Handyman" by Benjamin and another worker. About 8:35 am to 10:40 am. The kitchen sink garbage disposal, previously replaced in 2019, was replaced. I engaged in a

discussion with Benjamin about the intercom need for repair. This constitutes use of my time at \$21 per hour which I hereby bill the owner and the city for still not making the repairs or extending stall #8 parking stall stripes. My labor here to research the intercom is \$21/hour times 2 hours = \$42.00 in damages. The sink still needs repair as it was previously reported (and noted by Benjamin) that the opening and line for the **sink sprayer hose** is not secure or operating as intended.

7. **Bathroom toilet repairs needed.** My records show the guts of the toilet were last replaced in 2019. Again the toilet water is running when it is supposed to be off. It is not operating as intended. Also, something which should have been handled in 2019 but was not then or recently, there is no **shut off valve for the toilet**. Either it was broken off or not ever there. A recent maintenance person who resurfaced the entire bathroom shower should have noticed the missing shut off valve as he worked in the area. The toilet running and need for shut off valve is not an emergency.

8. Re the secured parking lot. There are 18 one bedroom units and 20 parking stalls. Parking is assigned by number but the number does not correspond to the apartment units. Of the 20 parking spaces, seven are tandem therefore there are a total of 28 parking spaces. There are always extra spaces and the owner does frequently change parking assignments. There is no posted list of what unit is assigned to which parking stall. The tenant in unit 4 has one vehicle but has a tandem parking stall and working intercom; that tenant is a white female. I am being denied full and equal housing services and privileges that the tenant unit 4, a white female, has. **The denial of housing services I have requested is intentional and intended to cause harm and has caused harm to me.** For every email I send and every code violation complaint that does not result in the entitled services, I will charge the city and owner labor of \$42.00 for any and all communications past the original one.

9. **Screen repair is needed to parking lot side screens.** Either the screens are not flush to the frame or the screen is ripped open. This will be reported to code enforcement.

10. If management wishes to enter the unit, you must get the key from the resident manager or PPM office. There is no waiver of any rights under CC section 1954. If I have to be here for any inspections where I have not waived my rights, which has happened a few times, I will charge for the cost of my labor. Again if you need to enter the unit for something not an emergency, please contact the management office for the key. **IF YOU FEEL YOU CAN OR MUST CALL ME ON THE PHONE TO GAIN ENTRY IN THE ABSENCE OF A POSTED WRITTEN NOTICE, OR OTHERWISE, I WILL PROMPTLY CONSIDER THIS LABOR ON MY PART AND CONSIDER A LAWSUIT TO RECOUP THE DAMAGES.** It is not my job to explain the need for repairs over and over when management is negligent in inspecting their work or inspecting the outside screens or inspecting the intercom or parking lot. **IF I SAY I AM NOT AVAILABLE,** it means I am not available or paid to follow up or inspect repairs made or not made. If I choose to be in my apartment when repairs are being made, it is because I am exercising my right to peaceful enjoyment.

11. I asked Benjamin about repairs to the intercom on 4/11/23. He said he did not have information on that.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-807-3099

c: (email) James Cortes, Civil Rights Department California; Governor Gavin Newsom

Ref:

"I believe that Mayor Karen Bass, Ann Sewill, Tricia Keane, Daniel Huynh, Anna E. Ortega, Luz C. Santiago, and the LA Housing Department, are racist and corrupt against me as a Black male because I have complained about denial of intercom repair and denial of tandem parking in a city rent controlled building". Published to city documents at the link: https://clkrep.lacity.org/onlinedocs/2022/22-1509_PC_PM_01-09-2023.pdf.

ref:

City Council President EUNISSES HERNANDEZ, First District PAUL KREKORIAN, Second District BOB BLUMENFIELD, Third District NITHYA RAMAN, Fourth District President Pro Tempore KATY YAROSLAVSKY, Fifth District CURREN D. PRICE, JR., Ninth District VACANT, Sixth District MONICA RODRIGUEZ, Seventh District MARQUEECE HARRIS-DAWSON, Eighth District Assistant President Pro Tempore HEATHER HUTT, Tenth District VACANT TRACI PARK, Eleventh District JOHN S. LEE, Twelfth District HUGO SOTO-MARTÍNEZ, Thirteenth District KEVIN DE LEÓN, Fourteenth District TIM MCOSKER, Fifteenth District

References: city clerk published to the internet

<https://recordsrequest.lacity.org/requests/23-1320>

<https://recordsrequest.lacity.org/requests/22-4904> <https://recordsrequest.lacity.org/requests/22-1672>

<https://lacity.nextrequest.com/requests/21-10536> <https://recordsrequest.lacity.org/requests/21-10460> http://clkrep.lacity.org/onlinedocs/2012/12-0049-S26_PC_PM_09-21-2022.pdf

REFERENCE

To: Chief Michel Rey Moore Los Angeles Police Department 100 W. 1st Street

Los Angeles CA 90012-4112

First Class Mail and Certified Mail 9407 1112 0620 3466 9568 44

Director FBI

10385 Vista Sorrento Pkwy

San Diego CA 92121-2703

First Class mail and Certified Mail 9407 1112 0620 3466 9561 89

Director FBI

11000 Wilshire Blvd Fl 17

Los Angeles CA 90024-3672

First Class Mail and Certified Mail 9407 1112 0620 3466 9560 59

FBI Director Christopher A. Wray
FBI
935 Pennsylvania Ave NW
Washington, DC 20535-0001

First class mail and Certified Mail 9407 0111 200620 3466 9564 46

HEALTH AND SAFETY CODE - HSC

DIVISION 13. HOUSING [17000 - 19997] (*Division 13 enacted by Stats. 1939, Ch. 60.*)

PART 1.5. REGULATION OF BUILDINGS USED FOR HUMAN HABITATION [17910 - 17998.3] 17920 (e)

Enforcement” means **diligent** effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, “enforcement” may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings.
(emphasis added).

Denying a tenant the use of parking spaces breaches the covenant of quiet enjoyment because the parking space is essential to the tenant's use and enjoyment of the premises. Sierad v. Lilly (1962) 204 CA2d 770, 775, 22 CR 580, 583.

Termination or reduction in services breaches the covenant of quiet enjoyment. Public Employees Retirement System v. Winston (1989) 209 CA3d 205, 208, 258 CR 612, 613.

(This email is also intended as an amicable offer to settle court case Petition for Writ of Mandate 23STCP00644 filed Los Angeles Superior Court 2/28/23).



2023-4-12 Public Copy Dr Signed Request for RA G Johnson.pdf
521.7kB



2017-5-17 Bellamy 1522 Report re Intercom Unit 9.pdf
50.5kB



2016-1-1 Declarations Wilson and Johnson re Intercom 1522.pdf
1.6MB



2015-3-23 Amended Byron Signed Declaration re Parking to HCIDLA.pdf
76.7kB



2022-9-6 Declare from Dr. Cloud on Intercom and Parking.pdf
769.4kB

CC section 1954 Violation - Intent to Arrest for Trespassing- Harassment By Owner

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontend@powerpropertygrp.com; megan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; contact.lapdonline@gmail.com

Date: Friday, April 14, 2023 at 10:42 AM PDT

Please have your repair people--in house or otherwise---refrain from calling me or my roommate on the phone.

I see phone calls from you this morning that constitute harassment and interference with peaceful enjoyment of the premises.

If you need to enter the unit, AS I HAVE STATE NUMEROUS TIMES BEFORE, post the proper written notice under CC section 1954 and give the 24 hour written notice. I do not waive any rights.

If you appear at the door and attempt entry without the 1954 notice, or you continue to call me on the phone, I will file a police complaint for harassment and illegal entry of the premises and trespassing.

The police are being notified herein by email.

The police have advised me to defend myself by not opening the door.

Feel free to contact me by email or postal mail.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-807-3099

LAPD
contact.lapdonline@gmail.com