

## Communication from Public

**Name:** GJuan Johnson

**Date Submitted:** 11/27/2021 04:03 PM

**Council File No:** 20-0841

**Comments for Public Posting:** Please support an online nominating petition process for the 2022 election. Housing, code enforcement inspectors like Luis Tolentino and Marcel Nicolas need to be terminated from employment for racial discrimination and retaliation against Black tenants who complain about denial of fair housing services. What does it take for a Black tenant to get housing services like maintenance in this city? Going before the mayor and rent control department does not work, so what does it take? A money bribe? Prestige? Being white? What does it take for a Black man to get housing services in this city? Reference city Code violation case number 799574. City records request #10174, 10270. Movie link [https://youtu.be/VbFj\\_\\_JK1QE](https://youtu.be/VbFj__JK1QE)

# Request #21-10270

 OPEN

As of November 22, 2021, 9:55am

Request Visibility: Embargoed -- Will be auto-published 0 hours after closure

## Details

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Dear City Clerk Holly L. Wolcott: **CITY LOS ANGELES MAYOR AND COUNCIL**

President NURY MARTINEZ, Sixth District . GILBERT A. CEDILLO, First District , PAUL KREKORIAN, Second District; BOB BLUMENFIELD, Third District; NITHYA RAMAN, Fourth District; PAUL KORETZ, Fifth District; MONICA RODRIGUEZ, Seventh District; MARQUEECE HARRIS-DAWSON, Eighth District; CURREN D. PRICE, JR., Ninth District ;MARK RIDLEY-THOMAS, Tenth District; MIKE BONIN, Eleventh District; JOHN S. LEE, Twelfth District ; MITCH O'FARRELL, Thirteenth District; KEVIN DE LEÓN, Fourteenth District, President Pro Tempore JOE BUSCAINO, Fifteenth District. The city clerk is requested to provide any and all documents that detail what Los Angeles ordinance or law the following quote is from: "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. " Also for reference, I print the text attached to the code violation case 799574 filed today: "Date: NOVEMBER 13, 2021. Words 2222.

Additional comments to city of Los Angeles Code Violation Complaint. This complaint is filed based on my rights under law and obligations under the rental agreement. BLACK CITY EMPLOYEE SAYS BLACKS NOT ENTITLED TO FAIR HOUSING. From Geary Johnson , 1522 Hi Point St 9, Los Angeles CA 90035. According to the city government of Los Angeles, this matter has been the subject of hundreds of code violation complaints filed since 2014. The intercom system at this local address remains un repaired. The intercoms for various units as seen at the front of the building, do not functions as intended. A REAP complaint was filed with the city regarding the lack of intercom maintenance and lack of assignment to a tandem parking stall for tenants unit 9, both who are Black Americans; DATED August 9, 2021 at 12:11 pm. Now we have an African American and Asian woman US Vice President but she does not have the power that housing discrimination has in this city. A signed complaint has been filed with the State Department of Fair Employment and Housing regarding housing discrimination by the city housing department. There was a small claims lawsuit pending where the landlord of this property sued a tenant for \$10,000 because the Black tenant complained about housing services denied. The owner and Power Property Management claimed they suffered damages of over \$70,000 because the Black tenant asked for maintenance and an extra parking stall. All previous code violation complaints since 2014 are incorporated herein by reference. The rear inside stairs to the building are wobbly and unsafe. There is an un permitted structure outside the building of which I sent pictures to you as it is off the parking lot; I believe they are mini-split ductless air conditioners that require a permit for the HVAC installations. The rear door to the building does not operate as intended since it does not shut properly. There is an abandoned vehicle at parking stall number four stall with two flat tires that has not been operational for over five years. The owner has refused to respond. There has been no response from city government employees. This complaint is also against (if not already named) city employees Mayor Eric Garcetti, Gilbert Cedillo, Paul Krekorian, Bob Blumenfield, Nithya Raman, Paul Koretz, Nury Martinez, Monica Rodriguez, Marqueece Harris-Dawson, . Mike Bonin, Mitch O'Farrell, Mark Ridley-Thomas, Kevin

DeLeon. The entry code for the building is 1967E as reported numerous times before. State law prohibits city employees from requiring tenants to be present for city inspections of units. I believe that recently emergency responders were delayed in getting to a tenant who committed suicide, delayed because of the non working intercom system. I do suppose city government employees would not give a damn if all the tenants in this building committed suicide. City officials I believe would not give a damn if this building collapsed like the sad and horrendous Surfside building collapse in West Palm Beach, Florida (June 2021). Under state law below, the code inspector has jurisdiction over "any building or portion thereof". The state law says "including but not limited to" and "general dilapidation or improper maintenance." The city law LAMC says housing services are "including but not limited to". State law also gives the code enforcement authority over "any nuisance". "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)." HEALTH AND SAFETY CODE - HSC SUBSTANDARD HOUSING 17920.3. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: (a) Inadequate sanitation shall include, but not be limited to, the following: (12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction. (13) General dilapidation or improper maintenance. (c) Any nuisance.

and safe condition and working properly, and that is free of cross connections and siphonage between fixtures. (k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code. This is a complaint for nuisance conditions, which is the jurisdiction of code violations inspectors as well as the LA County Health Department inspectors. I have asked the city to send out non-racist inspectors. City government employees have refused. I have asked that Marcel Nicolas and Luis Tolentino be terminated from city employment for acting in a retaliatory and racist manner. There has been no response from the mayor and council or the office of the City Attorney Mike Feuer as city employees have also violated the City Ethics code. The previous owner said I could have a second or tandem parking stall for \$50 per month (which I believe would be discriminatory) but my written application has been ignored by the current owner HI POINT 1522 LLC and resident manager Cassandra Harris. This complaint is for continuing damages. Read HEALTH AND SAFETY CODE - California Housing Law SUBSTANDARD HOUSING 17920.3. See the movie Power Property Management and city employees say Black tenants not entitled to Fair Housing. [https://youtu.be/VbFj\\_JK1QE](https://youtu.be/VbFj_JK1QE).

Dear Mayor and Council (VIA EMAIL/FAX); MAY 18, 2021. Racist City Employees Refuse Inspection - Abuse of City Tax Dollars - Retaliation by City Employees-DFEH intake 202104-13236514

From: G Johnson To: mayor.garcetti@lacity.org; hcidla.rso.central@lacity.org; info@housingrightscenter.org; gavin@gavinnewsom.com; councilmember.harris-dawson@lacity.org; councilmember.rodriguez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.cedillo@lacity.org; councilmember.martinez@lacity.org; councilmember.ofarrell@lacity.org; councilmember.buscaino@lacity.org; councilmember.price@lacity.org; paul.koretz@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; hcidla.rsodocs@lacity.org

Cc: contact.center@dfeh.ca.gov

Date: Tuesday, May 18, 2021, 10:44 AM PDT

"This shall memorialize a visit today from the city Housing Code enforcement at about 8:45 am. This recall is meant to be indicative but not all-inclusive. As soon as the inspector arrived at the front of the property, he indicated that before he arrived he had a conversation with his supervisor M. Nicolas that code enforcement was not going to investigate the non-operating intercom system. I wondered to myself why he had wasted tax dollars to come out to the property in the first place if he knew he was not going to make the inspection. Then after I questioned him, he changed his tune and said he would not make the inspection because his supervisor Nicolas said that I was being "argumentative". However, I believe the real reason for their refusal to inspect is in retaliation because I have complained about city and owner housing discrimination and because I have made code violation complaints against this property, and because I am Black. The owner indicated last week to me that the city government told him they ignore code violation complaints of Black tenants, and today's performance by two city employees is proof of that. The inspector said I was being "argumentative" but in truth, I was simply complaining about the racist practices of the city Housing Department and code enforcement and rent control, and complaining about code violation complaints like lack of maintenance. My code violation complaint #779874 involves the front door not working as intended. read door not working as intended, non-operating vehicles (PARKING STALL # 4 TWO FLAT TIRES) on the property, un-permitted home-sharing, intercom unit 9 not useable, rear inside stairs unstable, un-permitted structure in the parking lot. These are all legitimate complaints. I explained to (MARCEL) Nicolas and the other inspector (TOLENTINO) that by state law the code inspectors have authority over all portions of the 1522 Hi Point St building; they both disagreed. For that, I request both employees face discipline up to and including termination from employment for not making a diligent effort to do their job. I also explained that around 1973 the city authorized the install of the intercom system. In 2015 the city housing department in the capital improvements decision authorized the install and new wiring for the new intercom system. The city also around 2015 authorized new wiring for the intercom system as part of the government approval for the THP, and also authorized a rent increase based on the city-approved install of the intercom and the city CFO. Both inspectors have disagreed with me on this. Both have disagreed that hundreds of buildings across the city have intercom systems, of which the city fire department has jurisdiction over some because they are connected to the fire alarm system. The inspector refused to enter the property and inspect as requested, even after I told him we could talk about the intercom at a later time. On or around December 15, 2015, the LA County Health Dept (Chen) had issued an order that the intercom should be removed, repaired, or replaced. That order has been ignored by the property owner as well as the HCIDLA and the city REAP department. The REAP department, as of the complaint filed with the REAP department, has jurisdiction over the reduction of parking and jurisdiction over the maintenance and repair of the intercom system, and pursuant to the order from the Health Department, and jurisdiction over a public nuisance." (End) A new DFEH complaint against the HCIDLA is anticipated. "The Unruh civil rights act provides protection from discrimination by all business establishments in California, including housing and public accommodations. The term "business establishments" may include governmental and public entities as well. The Act is meant to cover all arbitrary and intentional discrimination by a business establishment on the basis of personal characteristics similar to those listed above. (Source:Google). The denial of housing services as stated herein represent arbitrary racial discrimination as defined under the State Unruh Act. ARBITRARY DISCRIMINATION EQUALS RACIAL DISCRIMINATION. City HCIDLA employees include Ann Sewill, Catherine Taylor-Gomez, Luz Santiago, Bessy Corrales, Kim Ly, Claudia Castillo, Veronica McDonnell, Sean Spear, Roberto Aldape, Daniel V. Gomez, Mathew Holen, David Zaitz, Anna Ortega, Valeria Steffens, Marcella D. Shurley. Tenants at this address include Carolyn Estevez, Vivian Depree, Daniel (unit 5), Jennifer Pesce (unit 6), M. Baney, T. Ruggieri, Kenny, R. Reyna, Kassandra Harris, M. Brown, C. DeLeon and B. Sohn, B. Bellio, C. Peterson, T. Cammasano. I will be filing a new code violation complaint today. I will be posting to the internet a video of the visit today and I will send you a link to the video. This complaint will be posted to the worldwide web. Please send an inspector or supervisor out who is not racist and who is able to read and understand the Health and Safety Code AND LAMC. Damages: lost time from work waiting for inspector 2.5 hours x normal rate \$20/hr = \$50.00 plus pain a

suffering for malice and oppression This is a city rent controlled building. FURTHER NOTES JULY 10, 2021. A condo collapsed in Surfside, Florida, killing many, no doubt due to the government practices like that of Marcel Nicolas and Luis Tolentino. This building 1522 Hi Point St 90035 has new owners that I have been told. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. The city clerk may post this complaint to the worldwide web. The actions herein constitute violations of the state Unruh Act. The previous owner said he had intentions to replace the intercom but the repair has not occurred. (The previous owner said I could have a second or tandem parking stall for \$50 per month (which I believe would be discriminatory) but my requests for the parking application have been ignored by the current owner HI POINT 1522 LLC and resident manager Kassandra Harris.) I have incurred damages of \$70.00 after receiving a street sweeping ticket. Tenants have not yet been supplied with the name and contact information for the new owner. I REQUEST TOLENTINO AND NICOLAS BE TERMINATED FROM EMPLOYMENT. All rights reserved. Words: 2222."

— [Read less](#)

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*Received*

**November 13, 2021** via web

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*Departments*

**City Clerk**

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*Requester*

**G. Juan Johnson**

✉ rumcake42@live.com

📍 1522 Hi Point St 9, Los Angeles, CA 90035

📞 323-807-3099

## Documents

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*Public (pending)* ⓘ

(none)

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*Requester*

(none)

## Staff

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*Point of Contact*

**Clerk CPRA Coordinator**

## Timeline

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### **Department Assignment**

Public

City Clerk

*November 13, 2021, 8:49pm*

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### **Request Opened**

Public

Request received via web

*November 13, 2021, 8:49pm*

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