

Communication from Public

Name: GJuan Johnson

Date Submitted: 02/16/2023 01:55 PM

Council File No: 23-1200-S4

Comments for Public Posting: CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE Friday, February 17, 2023 JOHN FERRARO COUNCIL CHAMBER, ROOM 340, CITY HALL - 1:00 PM 200 NORTH SPRING STREET, LOS ANGELES, CA 90012 MEMBERS: COUNCILMEMBER HUGO SOTO-MARTÍNEZ, CHAIR COUNCILMEMBER HEATHER HUTT COUNCILMEMBER EUNISSES HERNANDEZ COUNCILMEMBER CURREN D. PRICE, JR COUNCILMEMBER MONICA RODRIGUEZ (Michael Espinosa - Legislative Assistant - (213) 978-1064 or michael.espinosa@lacity.org) (See attached email subject "Feb. 15 2023. Intercom Repairs and Tandem Parking Needed at 1522 Hi Point St 9 Apartment 90035 (re Civil Code 1942.4)" (at 3:02 p.m.) and "Second, primarily, and as I have said to you NUMEROUS times before, the code states ' (d) (1) Except as provided in subdivision (e), or as provided in paragraph (2) or (3), the landlord shall give the tenant reasonable notice in writing of his or her intent to enter and enter only during normal business hours. The notice shall include the date, approximate time, and purpose of the entry. (emphasis added).' Your notice fails to state the "approximate time" during normal business hours." I wonder does Mayor Karen Bass know what an intercom is? Does Mayor Karen Bass know what a tandem parking stall is? Does Mayor Karen Bass know what a Black person is? Is it true that Mayor Karen Bass does not believe that all Black tenants are entitled to full and equal housing services on the city of Los Angeles?

Feb. 15 2023. Intercom Repairs and Tandem Parking Needed at 1522 Hi Point St 9 Apartment 90035 (re Civil Code 1942.4)

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; cityatty.help@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

Date: Wednesday, February 15, 2023 at 03:02 PM PST

Intercom Repairs and Tandem Parking Needed at 1522 Hi Point St 9 Apartment 90035 (re Civil Code 1942.4)

California Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105
Facsimile 213-620-6442

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

To Meghan Haynes and Power Property Management Inc.:

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):

I am a Black, male entitled to all the housing privileges as listed under the state Unruh Act. By your actions, I am being denied the housing services working intercom, maintenance to the intercom, parking tandem/two cars.

I have received your notice to enter premises dated 2/14/23 at 2:25 pm today. As in numerous times before, as I have complained, your notice is partly used for harassment because it does not comply with the requirements of Civil code section 1954.

At the bottom, your notice states "entry may be made during other than normal business hours": this is a fraudulently misleading statement because the actual wording of the code is "(b) Except in cases of emergency or when the tenant has abandoned or surrendered the premises, entry may not be made during other than normal business hours unless the tenant consents to an entry during other than normal business hours at the time of entry." Your notice is meant to mislead the tenant.

Second, primarily, and as I have said to you NUMEROUS times before, the code states "(d) (1) Except as provided in subdivision (e), or as provided in paragraph (2) or (3), the landlord shall give the tenant reasonable notice in writing of his or her intent to enter and enter only during normal business hours. The notice shall include the date, **approximate time**, and purpose of the entry. (emphasis added). Your notice fails to state the "approximate time" during normal business hours.

If you attempt to enter the unit without proper adherence to civil code section 1954, as soon as the door is opened by you I will do everything in my power to protect myself and my kind and such legal rights, including but not limited to calling the police to arrest you for trespassing charges.

I have filed a complaint with the Department of Real Estate asking them to revoke your real estates licenses for such conduct.

All rights reserved.

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

Reference:
Code Violation Complaints

<https://wp.me/P57D2C-k>

A Black male American, tenant

REFERENCES TO:

Susan.strick@lacity.org

DFEH case number 202211-18897616
 DFEH case number 202211-18872714
 DEFH case number 202201-15997931

ELDER ABUSE

Older adults are sometimes seen as ripe for victimization. That's why we work to protect them and to aggressively target and prosecute those who would harm them physically or fiscally, in partnership with the LA Elders at Risk Task Force and the LA County Elder Abuse Forensic Center. **If you have questions about elder abuse or need help, contact Deputy City Attorney Susan Strick** - Director, Elder Abuse Prosecution & Policy, by email, susan.strick@lacity.org or phone, **(213) 202-5400**. In an emergency, text or call 911.

Citywide Nuisance Abatement Program (CNAP)

Prosecutors assigned to CNAP abate nuisance properties with dangerous gang/gun/narcotics, and, when appropriate, prostitution activity, at hotels, motels, apartment buildings, single family dwellings, and businesses

REFERENCE

Published Council File No.: 22-1200-S67

https://clkrep.lacity.org/online/docs/2022/22-1200-S67_PC_M_01-18-2023.pdf

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/online/docs/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/online/docs/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

REFERENCES

Council File No.: 22-1200-S67 Council File No.: 22-1480 Council File No.: 22-0983-S1 Council File No.: 23-0048

Council File No.: 23-0005-S19 Council File No.: 21-1230 Council File No.: 21-1224 Council File No.: 23-0033 Council File No.: 12-1690-S18

Council File No.: 21-1189 Council File No.: 20-0291 Council File No.: 22-0002-S119

Council File No.: 13-0933-S56 COUNCIL FILE NO. 22-0799-S1 COUNCIL FILE NO. 12-0049-S26

REFERENCE CITY CLERK PUBLIC LINKS

Published Council File No.: 22-1200-S67 https://clkrep.lacity.org/online/docs/2022/22-1200-S67_PC_M_01-18-2023.pdf

Published Council File No.: 22-1480 https://clkrep.lacity.org/online/docs/2022/22-1480_PC_M_01-18-2023.pdf

Published Council File No.: 22-0983-S1 https://clkrep.lacity.org/online/docs/2022/22-0983-S1_PC_M_01-18-2023.pdf

Published Council File No.: 23-0048 https://clkrep.lacity.org/online/docs/2023/23-0048_PC_M_01-18-2023.pdf

Published Council File No.: 23-0005-S19 https://clkrep.lacity.org/online/docs/2023/23-0005-S19_PC_M_01-17-2023.pdf

Published Council File No.: 21-1230 https://clkrep.lacity.org/online/docs/2021/21-1230_PC_M_01-17-2023.pdf

Published Council File No.: 23-0033 https://clkrep.lacity.org/online/docs/2023/23-0033_PC_M_01-17-2023.pdf

Published Council File No.: 12-1690-S18 https://clkrep.lacity.org/online/docs/2012/12-1690-S18_PC_M_01-17-2023.pdf

REFERENCE

CITY CODE VIOLATION COMPLAINT 844729 FILED 1/25/23

LAMC SEC. 47.83. POST OR POSTING.

Where posting is required by this article, material shall be posted in a conspicuous location at the front desk in the lobby of the Residential Hotel subject to the posting requirement, or if there is no lobby, in the public entranceway. No material posted may be removed by any Person except as otherwise provided in this article.

INFORMATION BULLETIN / PUBLIC - ZONING CODE REFERENCE NO.: L.A.M.C. 12.21A5

E. TANDEM PARKING STALLS

- 1. Tandem parking stalls are permitted in public garages and public parking areas providing an attendant. A “Covenant and Agreement to Provide Parking Attendant” will be required.**
- 2. Tandem stalls are permitted in private parking garages and private parking areas provided:**
 - a. At least one parking stall per dwelling unit and all stalls required for any guest parking shall be individually and easily accessible.**

b. At least one standard stall per dwelling unit shall be provided.

3. Tandem parking shall be limited to a maximum of two cars in depth, in a private garage or private parking area, except for additional parking required in accordance with Section 12.21A17(h) or 12.21C10(g)(4).

4. When determining access aisle widths for tandem parking having both standard and compact stalls in tandem, the aisle widths for standard stalls shall be used.

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**).



2023-2-15 Notice to enter premises for 17th.pdf
305.1kB