

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 01/17/2023 01:57 PM

Council File No: 21-1230

Comments for Public Posting: from G. Juan Johnson. I support equitable land use considerations but the ordinance should define the word "equitable"; the program requirements otherwise seem biased. It fails to address the city's lack of effective enforcement of the Home Sharing ordinance law and lack of effective enforcement of the city Tenant Anti-Harassment ordinance. Re equitable land use considerations, there needs to be provisions ensuring residents that this law will be enforced, not another shell game on the part of corrupt city officials. See attachments email dated Monday, January 16, 2023 at 10:41 AM PST and also see attached 2023-1-16 city clerk record request 23-403. IMO racism and corruption walk hand in hand among Los Angeles city employees.

Jan . 16 2023. Repairs Needed at unit 9 at 1522 Hi Point St -- including intercom repair and extension of striping parking stall #8

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontend@powerpropertygrp.com; meghan@boldpartnersre.com

Cc: contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; info@da.lacounty.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; planning.home-sharing@lacity.org

Date: Monday, January 16, 2023 at 10:41 AM PST

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 (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.

Regarding the housing services request to you for repair/replacement of the non-working intercom and the request for tandem parking stall, what is the estimated date as to when these services will be provided?

I have been complaining about the intercom and the tandem parking since 2014. Thomas Khammar at Power Property Management Inc has said I am entitled to a working intercom and a tandem parking stall; he has said the building needs to be rewired to repair the intercom---a dubious and false statement because my unit is less than 15 feet from the building front door control unit and the wires are already in the wall---and he has said I already have a tandem

parking stall at stall #8, another dubious and false statement because stall #8 is a single car stall. Nevertheless, Power Property Management Inc has used its real estate license to say that I am entitled to such services requested, yet not provide the services.

My current rent payment for January 2023 by check cashed by the owner states, "Paid under stress and duress for rent, parking 2 cars + intercom repairs."

This email is sent for a legitimate purpose of complying with the rent agreement, ascertaining a breach of the rent agreement, and seeking repairs and housing services included in the rent agreement, such services available at the inception of the tenancy, and based on documented proof that "unlimited" repairs in the rent agreement and parking for two cars, has been reduced by the owner and/or subsequent owner. I have requested a tandem stall also because I know they are available as there are 18 one bedroom units and parking for 27 vehicles, per the COO. The owner has not offered any application for parking process that complies with the state of California fair housing laws.

Khammar claimed in his email January 12 2023 that "no other work orders are open for your unit at this time." That statement seems to run contrary to Khammar's responsibility under his real estate license. "Open" areas of work include:

- * The non working intercom in unit 9
- * The back door to the building does not close as intended and is frequently left open
- * There is a pipe sticking out of the wall protruding into the hallway near unit 4, creating a hazardous condition
- * There is an abandoned non-operating vehicle at parking stall #4 that has been inoperable since 2014. The owner of the vehicle is white as in "white privilege".
- * There is a broken part of the curb in front of the building where a person can snag their foot and create liability for the city and owner. White Jewish teenagers frequently walk down the street and are thus subject to such hazardous condition not addressed by the city or owner.

Per the rent agreement, the owner must be given the opportunity to address my complaints. The owner has had ample opportunity since August 2019 to address these complaints, but has not.

F. Landlord Notice. A civil proceeding or small claims case initiated under this article alleging any violation of Section 45.33 (2) may be commenced only after the tenant provides written notice to the landlord of the alleged violation, and the landlord fails to remedy the repair or maintenance issue within a reasonable period of time. ORDINANCE 187109.

The landlord by this email is provided written notice as required under section 45.35 (F) of the tenant anti-harassment ordinance. Your actions as stated herein violate the Ordinance 187109 including but not limited to sections 45.33 sections 1,2,3,6,8,12,13, 16. You have failed to remedy the repair or maintenance ----intercom repair and extend striping of parking stall #8 to make it a tandem parking stall----within a reasonable period of time per the ordinance, such conditions cited under the state Health and Safety laws, maintenance and nuisance included. City government employees by their actions have aided, facilitated and incited the owner to violate the provisions of the tenant anti-harassment ordinance.

I have suffered financial damages as a proximate result of the neglect of parties herein including but not limited to mail or packages not delivered due to non-working intercom, debris and dust damages to my car from construction contractors up and down Hi Point St, loss of street parking due to construction contractors and impact on increased auto fuel/electric costs. Since I am restricted from parking in the secured parking lot, my car was broken into; I have purchased an alarm system for \$1,000.

There is no posted current statement of registration in the common area for the year 2022-2023.

ILLEGAL HOME SHARING AT THIS ADDRESS

It has been reported to city officials and the Police Department that there is illegal home sharing at this address. I have estimated about 12 units or more house illegal home sharing tenants. Just two days ago home sharing guests posted in the common area that their Amazon mail was stolen. The notice said they were from the home sharing host company called "Just Bring Your Toothbrush". Home Sharing guests are problematic because they are an illegal activity, they claim rights to receive mail such rights they probably do not have, they are short term and the thieves are probably short term so that is the incentive to steal, and such theft activity threatens the health and safety of real tenants in the building, not to forget the impact of the partially non-working intercom system, another incentive for thieves to attempt to break in. **This is further problematic because the scandalous landlords know the city government under Mayor Karen Bass is not effectively enforcing the tenant anti-harassment and the home sharing ordinances.**

"Power (Property Management, Inc.) was notified of certain significant problems with (1) the elevator and (2) the property's call box (intercom) , as well as other lesser problems with the building." Superior Court Case filed May 28, 2019, case 19STCV18302, Nelson vs Fox Hills Drive. The owner of the different property but same owner at the time as well as Power admitted liability and paid the plaintiffs to settle out of court.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035

Phone 323-807-3099

A Black male American, tenant

DFEH case number 202211-18897616

DFEH case number 202211-18872714

DEFH case number 202201-15997931

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/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

Public Record Requests

City of Los Angeles

Request 23-403

Received January 16, 2023 via web

Dear City Clerk. 1. Public Records Act request 22-12370. You claim you forwarded me responsive documents. Please forward those documents again as I can see no receipt of them. I pose the request again: "Please provide copies of documents that show which city government employees or officials have been engaged by Power Property Management Inc. to retaliate against Black tenants who engage in protected activity. The clerk is requested to provide any documents that prove that Power Property Management Inc. does not practice racism against Black Tenants. The city clerk is requested to provide any documents that prove any local city government contracts with Power Property Management Inc. Please provide copies of any and all documents that explain the link between housing discrimination and corruption of city Los Angeles government employees and officials. Reference: this property address is being used for illegal home sharing and guests should be cited by the Police Department, location 1522 Hi Point St 90035." 2. Please provide any and all documents that indicate how many multifamily apartment buildings there are in Los Angeles; how many condominium buildings exist in city of Los Angeles; how many of these buildings have intercom system from unit to front door or building.

REFERENCE: Jan. 16 - Repairs Needed at unit 9 at 1522 Hi Point St -- including intercom repair and extension of striping parking stall #8

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brent@powerpropertygrp.com;
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us;
frontdesk@powerpropertygrp.com; megan@boldpartnersre.com

cc: contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov;
info@da.lacounty.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

Sunday, January 16, 2023 at 10:41 AM PST

"Repairs Needed at unit 9 at 1522 Hi Point St -- including intercom repair and extension of striping parking stall #8 "

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320 West 4th Street, Suite 350 Los Angeles, CA 90013-1105 Facsimile 213-620-6442

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Santa Monica, CA 90405

Power Property Management, Inc. 8885 Venice Blvd Suite 205 Los Angeles CA 90034

Agent for Hi Point 1522 LLC

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<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

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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

Reference: A HISTORY OF LOS ANGELES.

Johnson for Mayor Confronts City Los Angeles Corruption

<https://youtu.be/yPimv0nvQBY> .

Denial of housing services under Unruh CC 51

https://youtu.be/VbFj__JK1QE .

LA substandard housing persists amid billions of dollars in aid

<https://youtu.be/f6xtgetTtJU> .

Los Angeles Officials Told of Election Bias by Neighborhood Councils

<https://youtu.be/GjuMtxn6PfQ> .

How to vote Johnson Los Angeles CD10

<https://youtu.be/OTVXBgpYeHY> .

January 31 2018 in America

<https://youtu.be/vomz7tsogvM> .

Los Angeles denies Black tenants full and equal housing repair or replacement

https://youtu.be/f__yiQw5lqk .

Donald Matt Williams AGAIN Says No Fair Housing for Blacks

https://youtu.be/Wx5N0j_mWB0 .

Standing in the Apt House Door Pt 1 of 2

<https://youtu.be/cf6fMLA2vB0> .

Questions about KKK at 1522 Hi Point St 90035

<https://youtu.be/ArkrJeJ3q9A> .

Racism At Hi Point Apts

<https://youtu.be/y8laNeHWsDM> .

Discrimination and Corruption Los Angeles Housing Department

<https://youtu.be/1F3Hbb2f3VQ> .

Killing the Election

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

League of Women Voters Called Elitist

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

War with the Ethiopians

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

LA politics of the elite cited in newspaper

<https://bit.ly/2RuBpWd> .

LA Govt Corruption Proven

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

LA County Election Fraud

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

2020 Election Controversy Los Angeles

<https://wp.me/P57D2C-M6> .

(The owners of said property 1522 Hi Point Street 90035 is Meghan Haynes, Bold Partners, Hi Point 1522 LLC, and managed by Power Property Management Inc. G. Juan Johnson Jan. 16, 2023.)