

Communication from Public

Name: Geary Juan Johnson
Date Submitted: 08/26/2024 04:01 PM
Council File No: 23-0038-S6
Comments for Public Posting: 23-0038-S6 HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to instructing the Los Angeles Hiring Department (LAHD), in consultation with Alliance for Community Transit – Los Angeles (ACT-LA) and other organizations, to report on identifying strategic financing tools that support achievement of Measure ULA goals for permanent affordability and resident governance in social housing. I oppose this action because: A History of Los Angeles Government. Mayor Karen Bass' (and corrupt city attorneys) used federal tax dollars and presented over 2000 pages of documents along with a Judge decision of 20 pages in order to deny colored tenants a working intercom and extra parking stall. Why would Mayor Karen Bass not want Blacks to have housing services? Heather Hutt Los Angeles CD 10: <http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/>; John Lee Los Angeles CD 12 : <http://lahousingpermitsandrentadjustmentcommission.com/john-lee-los-angeles-cd-12/> . Traci Park Los Angeles CD 11: <https://lahousingpermitsandrentadjustmentcommission.com/traci-park-los-angeles-cd-11/> . Curran D. Price Los Angeles CD 9: <https://lahousingpermitsandrentadjustmentcommission.com/curran-d-price-los-angeles-cd-9/> . Kevin de Leon CD 14: <https://lahousingpermitsandrentadjustmentcommission.com/kevin-de-leon-cd-14/> . Tim Mcosker Los Angeles CD 15: <https://lahousingpermitsandrentadjustmentcommission.com/tim-mcosker-los-angeles-cd-15/> Hugo Soto-Martinez Los Angeles CD 13: <https://lahousingpermitsandrentadjustmentcommission.com/hugo-soto-martinez-los-angeles-cd-13/> ; Complaint against Judge James Chalfant : <http://lahousingpermitsandrentadjustmentcommission.com/complaint-against-judge-james-chalfant/> ; Videos: Johnson Confronts Los Angeles Corruption and Racism : <https://youtu.be/yPimv0nvQBY> ; Standing in the Apt House Door Pt 1 of 2: <https://youtu.be/cf6fMLA2vB0>; Standing in the Apt House Door Pt 2 of 2: <https://youtu.be/0FhfA8qHp6w>; Los Angeles denies Black tenants full and equal housing repair or replacement : https://youtu.be/f_yiQw5Iqk : Donald Matt Williams AGAIN Says No Fair Housing for Blacks : <https://youtu.be/vomz7tsogvM> . Discrimination and Corruption Los Angeles Housing Department <https://youtu.be/1F3Hbb2f3VQ1473> Racism at Hi Point Apts : <https://youtu.be/y8laNeHWsDM> ; LA substandard housing persists amid billions of dollars in aid <https://youtu.be/f6xtgetTtJU> ; 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 ; Updated door entry Intercom unsafe at 1522 Hi Point St 90035 https://youtu.be/LzN_R8nddlw; Questions about KKK at 1522 Hi Point St 90035 . <https://youtu.be/ArkrJeJ3q9A>. Los Angeles Mayor Karen Bass says Black tenants not entitled to housing Services. <https://wp.me/P57D2C-1Md>; LA City employees declared as "Racists" PC 22-1327 . <https://wp.me/P57D2C-1sY> "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). (Emphasis added). " There are no mention here that housing services must be written in the rental agreement. State law says that only leases over one year must be in writing. Rental agreements under one year can be oral, or implied by the conduct of the parties per California state law. (CACI 318) The subject property is owned by Hi Point 1522 LLC and managed by Power Property Management Inc. (3561 characters estimated) (Three Attachments total 3 MB)



COMPLAINT ABOUT A CALIFORNIA JUDGE, COURT COMMISSIONER OR REFEREE

*Confidential under California Constitution Article VI, Section 18,
and Commission Rule 102*

For information about the Commission on Judicial Performance and instructions on filling out and submitting this form, please visit the commission's website at <https://cjp.ca.gov>.

* Indicates a required field

Today's date: 08/06/2024

Your name:* GEARY J. JOHNSON

Your pronouns (e.g., he/him, she/her, they/them): HE

Your email:* [REDACTED]

Your telephone number:* [REDACTED]

Your address:* 1522 HI POINT STREET #9. LOS ANGELES CA 90035

Your attorney's name (if any): NONE

Your attorney's email:

Your attorney's telephone number:

Name of judge:* HON. JAMES C. CHALFANT

OR Name of court commissioner or referee:*

(If your complaint involves a court commissioner or referee, you must first submit your complaint to the local court. If you have done so, please attach copies of your correspondence to and from that court.)

Court Level:* PETITION FOR WRIT - SUPERIOR COURT

County/Appellate District:* LOS ANGELES

Court case type (e.g., none, criminal, family law, small claims):* PETITION FOR WRIT

Case name and number: 23STCP00644

Your relationship to the case (e.g., litigant/family/friend, judge/court staff):* PRO SE

Date or dates conduct occurred:* 02/23/2023 - 7/28/2024

Please specify what action or behavior of the judge, court commissioner, or referee is the basis of your complaint. Provide relevant dates and the names of others present.

(Use additional pages if necessary.)*

TRANSCRIPTS ARE AVAILABLE OF THE HEARING DATES. PLEASE SEE ATTACHED COPIES: HIGHLIGHTED TYPES OF CONDUCTED particularly failure to ensure rights, misuse of court resources, on bency abuse of authority in performance of duties, in ability to perform judicial duties. Please remove the Judge from the bench; (enc) six documents as listed in attachment list: filings 6/28/2024 court decision; 7/2/2024 objection; 7/9/2024 Declaration; 7/9/24 Notice Errata; 7/10/24 Notice of Errata; 7/11/2024 2nd Notice of Errata.

Return to: Commission on Judicial Performance
455 Golden Gate Avenue, Suite 14400
San Francisco, California 94102

Telephone: (415) 557-1200

Fax: (415) 557-1266

Types of Conduct

- 1 Abuse of Contempt/Sanctions
- 2 Administrative Malfeasance/Improper Comments, Treatment of Colleagues and Staff
- 3 Alcohol or Drug Related Criminal Conduct
- 4 Bias/Appearance of Bias Toward a Particular Class
- 5 Bias/Appearance of Bias Not Directed Toward a Particular Class
- 6 Comment on Pending Case
- 7 Non-performance of Judicial Functions/Attendance/Sleeping
- 8 Demeanor/Decorum
- 9 Disqualification/Disclosure/Post-disqualification Conduct
- 10 Ex Parte Communications
- 11 Failure to Cooperate/Lack of Candor with Regulatory Authorities
- 12 Failure to Ensure Rights
- 13 Gifts/Loans/Favors/Ticket-Fixing
- 14 Improper Business, Financial or Fiduciary Activities
- 15 Improper Political Activities
- 16 Miscellaneous Off-Bench Conduct
- 17 Misuse of Court Resources
- 18 Non-substance Abuse Criminal Conduct
- 19 Off-Bench Abuse of Office/Misuse of Court Information
- 20 On-Bench Abuse of Authority in Performance of Judicial Duties
- 21 Pre-Bench Misconduct
- 22 Sexual Harassment/Inappropriate Workplace Gender Comments
- 23 Inability to Perform Judicial Duties/Incapacity
- 24 Substance Abuse
- 25 Decisional Delay/False Salary Affidavits

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CD 14
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LOS ANGELES CA 90012-1794

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Re: Housing Services Still Not Supplied. Intercom not Working. Tandem Parking Not Supplied. White Tenants at Risk. Violations of the state Unruh Act.

From: G Johnson (tainmount@sbcglobal.net)

To: highpoint1522@gmail.com; shou.committee@senate.ca.gov; askdoj@usdoj.gov; ben.luu@hud.gov; jameel.e.hill@hud.gov; albert.e.proctor@hud.gov; ciaran.mcevoy@usdoj.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.lee@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; councilmember.hernandez@lacity.org; councilmember.blumenfeld@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; gavin@gavinnewsom.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; hud-pihrc@ardentinc.com; openjustice@doj.ca.gov; skylight.propertymgmt@gmail.com; info@powercapitalgrp.com; michel.abajan@lacity.org; augustus.albas@lacity.org; sabas.alonso@lacity.org; darryl.arnold@lacity.org; councilmember.harris-dawson@lacity.org

Cc: isabella.bolton.torres@lacity.org; cityatty.help@lacity.org

Date: Friday, August 23, 2024 at 10:55 AM PDT

Dear property owner Hi Point 1522 LLC:

The intercom in my unit is still not operating.

I do not have access to use the outside Akuvox system because you have not supplied the smartphone and WiFi to use the Akuzox intercom function.

I have still not been assigned a tandem parking stall, as agreed, even though I have documented there are tandem stalls available for months.

I remind you that the parking security gate is not in the rental agreement but you supplied the gate access clicker without any separate monetary charge; there is a key to access the front and rear door of the building but there is no separate charge for the key; there is a mailbox in the hallway and there is no separate charge for the key you supplied. None of these housing services are in the written rent agreement.

I anticipate filing a new lawsuit for damages against the owner and/or the City of Los Angeles within a few weeks. I will be naming as parties or witnesses any persons I have had contact with the last four years regarding these matters.

I am always open to discuss an amicable out of court settlement. Please respond in writing. A phone voice message or postal mail requesting a signature is not acceptable as a resolution.

All rights reserved.

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

On Saturday, August 10, 2024 at 11:16:37 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Correction:

"4. I have requested a reasonable accommodation/housing modification from the City as well as the owner. I have not received a written denial or approval from the City or from the owner. "

In addition, I am asking my Doctor for a new letter requesting a reasonable accommodation.

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Geary Juan Johnson
Phone 323-807-3099

On Saturday, August 10, 2024 at 10:58:06 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Kasandra Harris Resident Manager 1522
highpoint1522@gmail.com

To whom it may concern:

1. The intercom in my unit 9 still does not work.
2. The Akuvox system on the outside of the building is not fully functioning. Pushing the "contacts" button for any of the 18 units does not result in any response from any tenants. The Akuvox intercom function is not available to me as the owner has not supplied the smartphone, directions, and WiFi to use Akuvox. As reported to city code enforcement.
3. There are available tandem parking stalls. I have tendered to the owner a money order for \$50.00 as instructed by the owner. I have still not received any notice that the tandem parking stall has been assigned.
4. I have requested a reasonable accommodation/housing modification from the City as well as the owner. I have not received a written denial or approval from the City of from the owner.

5. In the court case against the City of Los Angeles, the records show that the jurisdiction of the court decisions says the Judge ended with documents to the court up to 7/6/2023.
6. Rent was paid and endorsed as of August 1, 2024. The rent check says payment for tandem parking as well as repairs to the unit intercom.
7. The owner of the property has failed to act in a good faith, reasonable manner.
8. The owner of the property acts in a racist, retaliatory, and uncivilized manner.
9. The owner of the property is Hi Point 1522 LLC. The management company is Power Property Management Inc.
10. I have reported to the city code enforcement what I believe to be illegal home sharing conducted in the building. The city has taken no action.
11. The owner has made false statements to the housing department by way of its submitted Rent Registry form. Numerous tenants in the building pay for utilities and parking thru the payment of the rent. The owner has submitted a false rent registry to the City that says that utilities and parking are not included in the rent paid. As for myself, my rent agreement says that utilities and parking are included in the rent paid. The owner is requested to make a correction to the Rent Registry and supply me with a copy.
12. "Under the continuing violation doctrine, a plaintiff may recover for unlawful acts occurring outside the limitations period if they continued into that period. The continuing violation doctrine requires proof that (1) the defendant's actions inside and outside the limitations period are sufficiently similar in kind; (2) those actions occurred with sufficient frequency; and (3) those actions have not acquired a degree of permanence." (Wassmann v. South Orange County Community College Dist. (2018) 24 Cal.App.5th 825, 850-851 [234 Cal.Rptr.3d 712], internal citations omitted.)"
13. By state and local law, each unit in this 18 unit building is required to have 1.5 parking spaces available per unit.
14. I have received by first class mail the statement of registration of rental units from the owner stating that for 2024 thru 2025 all 18 units are registered. There is no indication of the units that are advertised online for purposes of illegal home sharing.
15. I have received no other recent (11-2023 to today's date) written communication from the owner of the property other the "statement of registration of rental units."
16. My recent text of phone messages/voicemails to the owner are: "This is July 2024 to whom it may concern and owner Todd Jacobs at phone 310-785-5100, to David Diaz, Nisi Walton, Kassandra Harris, Thomas Khammar. The owner of this property has an obligation to act in a reasonable, good faith manner and to communicate, the owner is not allowed to

say they will not communicate. Please answer in writing, email, fax, or postal mail the concerns and questions of my email of May 16, 2024 at 11:24 AM which was a recall of my May 2 email which includes 40 questions and concerns which have not been responded to. I also need a signed statement on company letterhead of what the owner told the civil rights department in case 202305-20745222. The intercom in my unit needs to be working today and has not been working since 2014. I need to be assigned today one of the available tandem parking stalls, as agreed. I need to be supplied with the directions and parts to operate the Akuvox system today as well as written instructions, as agreed. Whites in the building have free WiFi, free furnishings, free air-conditioning and I do not. The Akuvox intercom function is not fully working since May 2023. This is the rent current tenant black Nigger (N-i-g-ge-r) G Johnson at 1522 Hi Point St, unit 9. All rights reserved."

17. I discuss that there are various ways the property owner has available to communicate to a tenant such as myself (1) there is a resident manager onsite (2) I have supplied my email; (3) I have supplied my fax number, (4) the owner has a key to the building and can post to the tenants' door, (5) the owner can leave a voicemail, (6) the owner can use US postal service. I do not recommend, as I have said to the City before, any communication in which I would need to "sign" for anything because there is no one available to sign for such communication; often such mail notices are put in the wrong slot by the mail carrier or just not delivered (I have proof of this) and I have witnessed mail put in the wrong slot by mail left on top of the mailbox, or mail not delivered at all. Some mail that I receive the post office gives me advance notice and sometimes not, and vice versa. It is customary by some businesses that if they send a letter requesting a signature, they will send the same letter by first class mail. I am not requesting such type of services but I am suggesting that is a better method than just sending a letter requesting a signature. Often a company requesting a signature will give me advance notice so I know what is being delivered. This of course cannot always be trusted because sometimes I get "signature requested" notice but it is not mail for me. I also have hearing and vision disabilities which sometimes affect my ability to receive US mail and email. That is why posting to the tenant door is the preferred method.

18. Finally I note that numerous tenants are not using or not able to use the door entry system or the intercom system. I know this because numerous tenants when getting deliveries will prop the front door open, or leave a note for the delivery driver with their phone number. I often also see mis-delivered mail on top of the mailbox and that mail is often trashed and that could of course include valid mail for current tenants.

I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52.

All rights reserved.

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

Phone 323-807-3099

Tenant

Ref. The Court in case 23STCP00644 issued a decision (notice of entry) 7/25/2024.
Johnson v. City of Los Angeles.