

## Communication from Public

**Name:** Geary J Johnson

**Date Submitted:** 12/04/2023 05:02 PM

**Council File No:** 23-1200-S160

**Comments for Public Posting:** The matter is opposed. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a .....who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption. "When government is no longer willing to serve the People, let the People take to the streets for a redress of their grievances." Anon. In 2020, the number of email users reached the 4 billion mark, which means that over 50% of the world's population was using email. The latest reported number in 2022 is close to 4.26 billion. Government agencies DO use email to contact people. (Source: Google). The city of Los Angeles position is outrageous and alarming since 2016 to say that a Black man is not entitled to housing services. "City Council Public Postings Show Fraud and Corruption". <https://wp.me/P57D2C-1y0> . "Code enforcement complaints to LAHCID and LADBS Los Angeles".

<https://wp.me/P6ztbL-i> . Published November 27, 2023 .

[https://clkrep.lacity.org/onlinedocs/2023/23-1184\\_PC\\_PM\\_11-27-2023.pdf](https://clkrep.lacity.org/onlinedocs/2023/23-1184_PC_PM_11-27-2023.pdf)

[https://clkrep.lacity.org/onlinedocs/2023/23-1118\\_PC\\_PM\\_11-25-2023.pdf](https://clkrep.lacity.org/onlinedocs/2023/23-1118_PC_PM_11-25-2023.pdf)

[https://clkrep.lacity.org/onlinedocs/2019/19-0494\\_PC\\_PM\\_11-25-2023.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0494_PC_PM_11-25-2023.pdf)

Mayor Karen Bass'  
City Attorney  
Says Housing Racism  
Charges Have Stressed  
Them Out

**State Bar Asked to Revoke  
Lawyer Licenses to Practice**

LA City employees declared as "Racists" PC 22-1327 - Wordpress  
<https://wp.me/P57D2C-1sY>

*Reduction in rent is  
a housing service.*

*Management company  
sides with City that  
Blacks should be denied  
housing services.*

**Denial of Housing Services. Please revoke the license to practice of the attorneys stated herein Breithaupt and Gerst**

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From: G Johnson (tainmount@sbcglobal.net)

To: susan.davenport@calcivilrights.ca.gov; attorneygeneral@dojca.gov; attorneyregulation@calbar.ca.gov

Cc: askdoj@usdoj.gov; ben.luu@hud.gov; jameel.e.hill@hud.gov; albert.e.proctor@hud.gov; ciaran.mcevoy@usdoj.gov; hello@skylightla.com; gerst@novianlaw.com; deborah.breithaupt@lacity.org; 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; contact.center@calcivilrights.ca.gov; councilmember.harris-dawson@lacity.org; hud-pihrc@ardentinc.com

Date: Monday, December 4, 2023 at 02:37 PM PST

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**State Bar Complaint Number Gerst 23-O-25895**  
**State Bar Complaint Number Breighthauph 23-O-24507**  
CRD Case 202305-20745222  
HUD number:

**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.**

Dear Parties  
Hydee Feldstein Soto  
Denise C. Mills  
John W . Heath  
Mei-Mei Cheng  
Deborah Breithaupt  
Hi Point 1522 LLC  
Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations  
Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLP .

1. I request that the state bar as well as the state civil rights department (CRD) compel the property owner and their agents, including Michael Gerst to answer my following concerns or else the state bar shall revoke the certification to practice of Michael Gerst and Deborah Breithaupt.
2. Per the current obligations of the rental agreement between Petitioner and owner and agents (Gerst at al) and per the statements of owner agent Power Property Management Inc, I have fulfilled my obligation to provide “outstanding issues and or items” “questions, comments, requests or concerns” as stated herein. I demand that the property owner respond; they have been given ample opportunity to address these outstanding issues and concerns.
3. In 2019 at this address unit 9 tenants were already paying for the tandem parking stall through the rent check which includes tandem parking as well as intercom repair and maintenance to the parking stall . The owner endorsed the rent check in December 2021 which reads “for maintenance and tandem parking”. In 2019 Kassandra Harris tenant unit 12 was assigned to tandem parking stall 16 in my opinion. At that time the tandem stalls were 13 ,14, 15 ,16 ,17, 18, 19 as they are now. As of 2021 November the only tandem stall that was occupied by someone before 2021 November was the stall occupied by Kassandra Harris. By November 2021 tenant number 9 was first come first serve for the tandem stalls 13, 14, 15, 17, 18, 19 because all of the tenants currently in tandem stalls ---except for tandem stall 16--- were not tenants in November 2021. By November 4, 2021 I signed the additional agreement for the tandem parking to pay an additional \$50 per month; the agreement to change in terms of tenancy was signed under duress. That made me first come first serve (see Gerst letter Oct 4 2023) and I had already offered the additional payment and already was paying for the tandem stall at that time thru the endorsed rent check.
4. My question is where is the tandem parking stall that was promised to unit 9 tenants in November 2021 says Gerst (2023 letter) since the owner said that we would be supplied the tandem stall based on the rental agreement which terms were changed November of 2021 and payment tendered?
5. Gerst maintains this matter has scanned over ten years. The owner endorsed the rent checks in December 2021 (to now) which reads “for maintenance and tandem parking”. Why does it take over ten years for a Blackman in America (petitioner) to get a unit intercom repaired and have his parking stall converted or re-assigned to a tandem parking stall? According to city LAMC, the value of the tandem parking stall denied is \$200 per month from 2021 (or before) to current.
6. On what date will I be assigned to the tandem stall that Gerst (property owner agent) said I was “ first come first serve” entitled to in November of 2021? Please state the number 13 14 15 or 17 18 19 since we were first come first served ahead of all of those tenants now occupying stalls 13 14 15 17 18 19.
7. Tenants unit 9 (myself) were first come first served for a tandem parking stall. On what date will the property owner be honoring that commitment?
8. Breighthaupt and Gerst have not complied with CCP 1094.6 and all pleadings not included in the supplied administrative record ("AR"). CCP 1094.6 (c) “The complete record of the proceedings shall be prepared by the local agency or its commission, board, officer, or agent which made the decision and shall be delivered to the petitioner within 190 days after he has filed a written request

therefor. The local agency may recover from the petitioner its actual costs for transcribing or otherwise preparing the record. Such record shall include the transcript of the proceedings, all pleadings, all notices and orders, any proposed decision by a hearing officer, the final decision, all admitted exhibits, all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent, all written evidence, and any other papers in the case. The State Bar is asked to revoke the certification to practice law on the grounds Gerst and Breithaupt have been adequately notified that a motion for sanctions is being prepared due to the fact the record in this matter from the City does not include "all pleadings" as required under CCP section 1096.5 ( c ) herein (emphases added), and that both attorneys refuse to compile the complete record of all pleadings. Attorney Breithaupt has stated by email that the City will not add to the AR all pleadings in the City's possession.

9. The city employee who was directed to prepare the AR and did not include all pleadings should also suffer discipline for falsification of the record.

All rights reserved.

**Geary Juan Johnson**  
**1522 HI POINT ST 9**  
**Los Angeles CA 90035**  
Phone 323-807-3099

**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.**

State Bar Complaint Number Gerst 23-O-25895  
State Bar Complaint Number Breighthauph 23-O-24507

cc: HUD, Justice

ATTACHMENT CITY REAP COMPLAINT 9/23/2022  
attachment October 4, 2023 letter of Michael Gerst

Executive Office for United States Attorneys  
United States Department of Justice  
950 Pennsylvania Avenue, NW, Room 2242  
Washington, DC 20530-0001  
U.S. Department of Justice  
Civil Rights Division  
950 Pennsylvania Avenue, N.W.  
Office of the Assistant Attorney General, Main  
Washington, D.C. 20530  
Tax Division  
U.S. Department of Justice  
950 Pennsylvania Avenue, NW  
Washington, DC 20530-0001

Los Angeles FBI  
11000 Wilshire Boulevard  
Suite 1700  
Los Angeles, CA 90024  
Kristen Clarke  
Assistant Attorney General  
Bureau of Justice Assistance  
Fax: 202-305-1367  
Ciaran McEvoy  
Public Information Officer  
United States Attorney's Office  
Central District of California (Los Angeles)  
ciaran.mcevoy@usdoj.gov  
(213) 894-4465



2022-9-23 Email REAP Complaint.pdf  
232.5kB



2023-10-4 Letter from Owner Lawyer Gerst.pdf  
538.2kB

## Denial of Housing Services. Please revoke the license to practice of the attorneys stated herein Breithaupt and Geest

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From: G Johnson (tainmount@sbcglobal.net)

To: attorneyregulation@calbar.ca.gov; susan.davenport@calcivilrights.ca.gov

Cc: hello@skylightla.com; gerst@novianlaw.com; deborah.breithaupt@lacity.org; 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; contact.center@calcivilrights.ca.gov; councilmember.harris-dawson@lacity.org

Date: Sunday, December 3, 2023 at 11:38 AM PST

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CRD Case 202305-20745222  
HUD number:  
State Bar of California  
AttorneyRegulation@calbar.ca.gov  
Case number 23-O-24507

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.

Dear Parties  
Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt  
Hi Point 1522 LLC  
Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations  
Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLP .

1. The state bar of California is asked to revoke the license of Deborah Breithaupt and Michael Gerst until they answer the following questions below in item 26.
2. The state board of California and the civil rights department of the state of California are asked to order High Point 1522 LLC and it's agents to answer the following questions here

in below item 26.

3. To: ALL TENANTS RESIDING AT 1522 Hi Point Street Los Angeles, CA 90035. "Effective today, you will have a new on-site property manager. Kasandra Harris is now available to answer any of your questions and can be found at the managers unit 1522 Hi Point Unit # 12. We're excited to have Kasandra on board! If you have any outstanding issues and or items to discuss please reach out to Kasandra immediately. She will be going around and introducing herself to each and every one of you." 2/2/2019 letter. Power Property Management on behalf of Hi Point 1522 LLC. "I also enclose confirmation on the change of ownership, but If you have any questions, comments, requests or concerns please don't hesitate to contact me." Circa March 27, 2014 via letter to all tenants from Power Property management.
4. See CCP section 527.6 and definition of harassment. This proves that Petitioner is not harassing either attorney or property owner/agent in this matter.
5. "Escalation" defined. to increase in extent, volume, number, amount, intensity, or scope (Source: Google)
6. "Litigation" defined. the act, process, or practice of settling a dispute in a court of law : the act or process of [litigating](#)
7. "Conflict" defined. competitive or opposing action of incompatibles : antagonistic state or action (as of divergent ideas, interests, or persons)
8. English "comprehension" defined. the act or action of grasping with the intellect
9. My main objective is to get the housing services that I am entitled to. In order to get those housing services I have to ask questions of the property owner and Property Management. And I had to enter this court proceeding in order to get answers to those questions that is the part of what I have to do in order to succeed with getting housing services. If I could do those things without the cooperation and communication of Mr. Gerst or Ms. Breithaupt, and the city of Los Angeles, I would do so, but apparently that is not the case.
10. Dismissed without prejudice defined. "Whereas a case that is dismissed "with prejudice" is dismissed permanently, a case that is dismissed "without prejudice" is only dismissed temporarily. This temporary dismissal means that the plaintiff is allowed to re-file charges, alter the claim, or bring the case to another court." Source: Google. Dismissal without prejudice. "When a court [dismisses](#) a claim but leaves the plaintiff free to bring a subsequent suit based on the same grounds as the dismissed claim." (Source: Legal Information Institute).
11. There has been no written or other communication to me other than the Gerst letter about the repairs to the Intercom in my unit; parts to operate the Akuvox Intercom functions, or when I will be assigned the available tandem parking stall that Gerst said I was entitled to when I signed the change of terms in tenancy in 2021 re tandem parking availability.

(#12 and 13 deleted)

14. I am entitled to the Services requested, on a daily basis 24 hours a day, seven days a week and every month of the year.

15. The failure to provide the services and the delay in providing the services is intentional to cause harm on the part of the respondent, as well as the real party in interest.

16. It is agent Thomas Khammar who said in court hearing in 2021 that tenants unit 9 already have a tandem parking stall; this indicates the tandem parking stall was included in the rent agreement.

17. Gerst says that according to the rent agreement, I am entitled to tandem parking and a working intercom and the parts to activate the Akuvox system, but Gerst has admitted that I have not been given the parts to operate the Akuvox Intercom function.

18. The letter of Gerst says that the rent agreement entitles me to tandem parking but tandem parking since 2021 per Gerst has not been supplied.

19. The owner of the property has cashed my rent checks and endorsed them from 2021 to 2023 and I have made such payments under duress.

20. Corrections to December 2 email at 12:23 PM. All references to Megan Hayner are correct it to read Megan Hayner. All instances of Hi Point 1522 LLC are corrected to read Hi Point 1522 LLC. Item 40 is corrected to read "I will ask ...". Item 47 the word "date" is removed. Page 8 line 2 from the bottom is correct it to say "Intercom in my unit which is the subject of a ADA disability complaint". Page 9 the line 1 the phrase on going home is corrected to "on going harm". Page 9 paragraph two is correct to say you are October 4 letter as opposed to your previous letter.

21. I further note that you say and you were November 22 letter from Gerst that all of which have been unsuccessful. I would disagree with that because the Accu box is a new system that was installed most likely in response to my complaints although the owner has not admit that. So that would be some success on my part even though I still am without a working intercom in my unit which it has not been working since 2014. But the AK,UVOX box installed at the front of the building indicates that I am entitled to a working intercom as part of the rent agreement. I would also say I have had some success because your October 4 letter admitted that I am first come first serve entitled to a tandem parking stall so even though I have not received the stall yet there still has been some success on my part to get to this point to get you to admit that the first come first serve tandem stall is a part of the rent agreement.

22. GERST states on November 22 "there is no need to further expand upon or argue about its contents". I disagree . There is a need because I am entitled to Intercom use 24 hours seven days a week 12 months of the year. I am entitled to tandem parking 24 hours seven days a week in 365 days per year. The entitlement comes from the rent agreement and the rent checks that are endorsed by your client. I would like to have a clear understanding of when you feel you had contacted me as far as saying they were T3 tandem, stalls available. I think that is a reasonable request as long as I do not have a tandem parking stall and as long as I do not have a working intercom in my unit then there is a need to further expand upon about the contents of your October 4 letter which you claim is the words of the owner. I hope this is clear, and understandable English to you. I will continue to complain until the services are restored to me, or until Hell freezes over which ever occurs first.

23. Perhaps a TRO to stop all rent payments from all tenants until these issues are resolved would be a possible remedy.

24. I demand that the property owner or their agents respond to my questions as stated herein.

25. Because the law firm Novian and Novian has refused to answer my questions stated herein, I ask that the State Bar revoke their certification to practice law.

26. The questions I demand answers to and ask the State Bar and CRD to order a response from the owner are:

- a. Gerst says October 4, 2023 letter. It has been repeatedly relayed to you that your lease has an explicitly assigned single parking spot space number 8." Please provide specificity as to how and when such alleged communications occurred.
- b. Gerst says, "as has also repeatedly been relayed to you, there are three tandem parking spaces, which are available on a first come first serve basis." Please provide specificity as to how and when such alleged communications occurred.
- c. GERST states "at no point in your tenancy have you stated a willingness to pay this additional fee for a tandem parking space." Please provide specificity as to how and when such alleged communications occurred in light of the signed Notice of Change in terms of tenancy dated circa November 4, 2021 and exhibit for city case CE271455.
- d. I am entitled to the use of an intercom on a daily basis. When will the intercom in my unit be repaired?
- e. I am entitled to the use of an intercom on a daily basis. When will I be provided the smartphone and WiFi to use the Akuvox intercom functions?
- f. When will I be compensated for the reduction of intercom function in my unit and when will I be compensated for the reduction of tandem parking?
- g. In light of the owners statements to the city that all parking is included in the rental amounts, Gerst made a statement on October 4 "all tandem spaces have been taken by other tenants, willing to pay the additional fee." Please provide specificity as to how and when which tenants are paying an additional fee for parking and what is the fee.
- h. Where in the rental agreement does it say that tenants unit 9 have to provide the parts to use the intercom system?
- i. Please provide as of today's date how many single stalls are available in accordance with my communications to Gerst that additional tandem/single parking is currently available.

27. If Gerst refuses to answer the concerns in writing in a reasonable amount of time, concerns numbered a-i, I request that the State Bar revoke his license to practice and I request the Civil Rights Department order Gerst/property owner to answer my listed concerns. If Gerst/owner does not answer the concerns, I ask the State Bar to revoke the certification of the law firm Novian and Novian LLC.

28. Per the obligations of the rental agreement between Petitioner and owner and agents (Gerst at al) and per the statement of Power Property in item 3 above, I have fulfilled my obligation to provide "outstanding issues and or items" "questions, comments, requests or concerns" as stated herein. I demand that the property owner respond; they have been given ample opportunity to address these outstanding issues and concerns.

**In a Los Angeles city  
government marked by  
racism, corruption and  
misuse of federal funds, how  
does a Blackman qualify for  
housing services?**

**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

Reference: Gerst November 22, 2023

Mr. Johnson, my client and its predecessor have responded to your complaints regarding the call box and the parking repeatedly for a decade at this point. You have filed numerous actions and complaint on these points, all of which have been unsuccessful. My client stands by its response in my prior letter to you, and there is no need to further expand upon or argue about its contents.

You have a pending action in Los Angeles Superior Court, and a pending complaint with the California Department of Civil Rights. My client's intent is to allow those actions to go forward through resolution. Since your emails make defamatory accusations towards my client, Ms. Breithaupt, and myself, I will not engage in a further back and forth responding to each of your emails. We can contain our communications to those in front of the Court.

### **Reference from Johnson: California Code of Civil Procedure**

527.6. (a) (1) A person who has suffered harassment as defined in subdivision (b) may seek a temporary restraining order and an injunction prohibiting harassment as provided in this section.

(2) A minor, under 12 years of age, accompanied by a duly appointed and acting guardian ad litem, shall be permitted to appear in court without counsel for the limited purpose of requesting or opposing a request for a temporary restraining order or injunction, or both, under this section as provided in Section 374.

(b) For the purposes of this section:

(1) "Course of conduct" is a pattern of conduct composed of a series of acts over a period of time, however short, evidencing a continuity of purpose, including following or stalking an individual, making harassing telephone calls to an individual, or sending harassing correspondence to an individual by any means, including, but not limited to, the use of public or private mails, interofficemail, facsimile, or computer email. Constitutionally protected activity is not included within the meaning of "course of conduct."

(2) "Credible threat of violence" is a knowing and willful statement or course of conduct that would place a reasonable person in fear for his or her safety, or the safety of his or her immediate family, and that serves no legitimate purpose.

(3) "Harassment" is unlawful violence, a credible threat of violence, or a knowing and willful course of conduct directed at a specific person that seriously alarms, annoys, or harasses the person, and that serves no legitimate purpose. The course of conduct must be such as would cause a reasonable person to suffer substantial emotional distress, and must actually cause substantial emotional distress to the petitioner.

c: BOLDLA/Skylight properties at hello@skylightla.com; susan.davenport@calcivilrigths.ca.gov  
(Civil Rights Department)



2022-7-28 Scanned Code Violation 825343.pdf  
5.8MB



2023-10-4 Letter from Owner Lawyer Gerst.pdf  
538.2kB



2023-10-20 Letter from CRD DFEH 5222.pdf  
605.7kB

Owner of Record

**Hi Point 1522 LLC**

520 Pacific Street #5

Santa Monica, CA 90405

Email : [meghan@boldpartners.com](mailto:meghan@boldpartners.com)

Phone 818-219-1587

**(owner of 1522 Hi Point St.**

**Los Angeles 90035)**

Reference: Skylight Residential

## Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222

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From: G Johnson (tainmount@sbcglobal.net)

To: gerst@novianlaw.com; deborah.breithaupt@lacity.org

Cc: deborah.breithaupt@lacity.org; patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; 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.lee@lacity.org; 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; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

Date: Saturday, October 28, 2023 at 12:17 PM PDT

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CRD Case 202305-20745222  
HUD number:

Dear Parties

**Hydee Feldstein Soto**  
**Denise C. Mills**  
**John W. Heath**  
**Mei-Mei Cheng**  
**Deborah Breithaupt**  
**Hi Point 1522 LLC**

Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations

Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLC.

I make further response to the letter of Gerst dated October 4, 2023.

1. Gerst appears to give his view of legitimate reasons for why the intercom in unit 9 is not functioning (since 2014) and why unit 9 tenants have not been assigned a tandem parking stall since 2014. I view Gerst statement as pre-textual and the real reason why the services are denied is due to my race, Black, sex male, age over 45 and because I have a disability, and in retaliation because I complained. Gerst speaks for the property owner and the management company Power Property management Inc.

2. At this point, the owner Hi Point 1522 LLC has not given a legitimate reason as to why my request for reasonable accommodation has not been granted.

A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling,

including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability. (Source: Google HUD)

3. The letter from my doctor of 2021 clearly establishes an “identifiable relationship, or nexus, between the requested accommodation and the individual's disability.” Thus far, being that the housing services have not been provided as requested, the property owner (as well as the City of Los Angeles) have refused to grant the reasonable accommodation. It also does not appear from the Gerst letter that there has been an interactive process that involves the tenant and the owner.
4. Interestingly, the Gerst letter, while showing intentional discrimination, also appears to admit that the housing services requested are not only entitled to be the tenant (myself and roommate) but also the housing services requested are reasonable.
5. I think the sticking point here is Gerst’s assertion, false that the owner never received the RA letter before October 4, 2023 (sic), that the parking stall 8 is “explicit”, and that it was repeatedly relayed to me that “there are three tandem parking stalls, which are available on a first come first serve basis”.
6. Gerst also alleges that the Akuvox system allows “all tenants to access the intercom remotely so they can provide access to guests and deliveries, and even when they are not at home.” Gerst is contradictory because he seems to admit that the Akuvox system —to be clear— is not available to those tenants who have not been provided a smartphone and internet service, thus it was not installed for the benefit of “all tenants”. Gerst also knows but omits the fact that certain tenants have been provided “free wifi” by the owner or by adequate knowledge of the owner.
7. Today or immediately. Gerst has failed to provide any legitimate reasons why the housing services requested cannot be provided today. Thus the causal relationship between the owner actions and the tenant harm is proven. It is the owner sole liability (and that of the city of Los Angeles) to provide housing services parts and labor, and parts and labor in order for the Akuvox to be utilized by tenants like myself; Gerst letter indicates the owner has not done so. As regards the tandem parking, this can be done today, and the owner has intentionally not done so in order to harm myself and the owner actions stated by Gerst violate the provisions of the ADA and the state Unruh Act.
8. I request Gerst to provide verified proof and declarations under penalty of perjury ( who, what, when , why, where, and how) from the owner that Power Property Management Inc. or the owner did not receive the doctor letter and other RA from me prior to the letter from the doctor, on the dates I have provided previous to this email.
9. I request Gerst provide verified proof including declarations under penalty of perjury the who, what, when , why, where, and how of Gerst statement “as has also repeatedly been relayed to you, there are three tandem parking spaces, which are available on a first come first serve basis.” I contrast Gerst statement with the 5/15/2022 and 12/8/2022 emails in which Thomas Khammar is quoted; the words of Khammar do not in any way verify what Gerst is claiming and Khammar never mentions anything that Gerst claims. I attach those emails.
10. The Gerst letter indicates that the owner is refusing to provide the reasonable accommodations requested by today and engaged in retaliation because I complained.
11. The Gerst letter claims the conditions to be assigned a tandem parking stall; I would like that statement to be provided in a letter signed by the owner.







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

**c: California Civil Rights Department**

Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations

-  2023-10-26 Email Supp to Gerst Letter Writ.pdf  
136.3kB
-  2023-10-28 Email Corrections to Email.pdf  
98.7kB
-  2023-10-23 Email Reply to PPM Gerst Letter.pdf  
216.6kB
-  2023-10-4 Letter from Owner Lawyer Gerst.pdf  
538.2kB
-  2022-5-15 Revised Email on SC Hearing.pdf  
238.7kB
-  2022-12-8 Email to Mayor and PPM on threats.pdf  
500.3kB

## Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222

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From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org; patrice.doehrn@dfeh.ca.gov; tina.walker@dfeh.ca.gov; 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; meghan@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; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov; gerst@novianlaw.com

Date: Monday, October 30, 2023 at 10:54 AM PDT

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CRD Case 202305-20745222  
HUD number:

Dear Parties

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt  
Hi Point 1522 LLC

Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations  
Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLP .

I make further response to the letter of Gerst dated October 4, 2023.

1. BUILDING ENTRY CODE. INVASION OF PRIVACY. I understand that in order to provide me an entry code to the building under Akuvox, you had to set up an account in my name. I expressly do not give you permission to set up an account in my name. Also the entry code you supplied appears to be part of my phone number; I do not expressly give you permission to use any part of my phone number as a tracking device for purposes of Akuvox. Please provide an access code that does not include any parts of my phone number. The number 1456 could be used for example. Previously I was told by Akuvox that they set up an account in my name; I do not give Akuvox permission to set up an account in my name as it would

- violate my privacy and would be identity theft. Do not set up any accounts in my name Akuvox without me first being able to review the conditions of such agreement.
2. I remind you I still do not have a working intercom in my unit. The intercom device in my apartment does not function. (Request for repairs pending since 2014).
  3. I also do not have the ability to use the Akuvox smart phone based door entry system and intercom because I have not been provided a smartphone and internet, the parts and/tools necessary to operate Akuvox. The installation of Akuvox also is an illegal rent increase.
  4. ADEQUATE NOTICE BY OWNER OF REQUEST FOR TANDEM PARKING. When the new owner purchased the building around July 2021, they had adequate notice that I had been requesting a tandem parking stall, that the conditions were first come first served and payment of \$50 per month outside the rent agreement; but the new owner was also aware that I had been first come first served before 2021 and that by the payment of rent checks I was already paying for the tandem parking because the parking is included in the rent by statements rent registry that the owner makes to the city LAHD every year.
  5. FAXES. The current management company for the property is Power Property management Inc. ("PPMG"). PPMG was faxed including but not limited to 3/6/2020, and 8/9/2021 regarding the request for working intercom and tandem parking; similar faxes were delivered 7/4/2022, 2/6/2023, 5/25/2023, 6/5/2023, 6/6/2023, 6/13/2023, 6/22/2023, 7/13/2023, 8/10,2023.
  6. EMAIL ADDRESSES. I match the email addresses with names because these are the email addresses provided by PPMG or these are email addresses that appear on the internet website of PPMG. These are the email addresses I have used in my email communications: [highpoint1522@gmail.com](mailto:highpoint1522@gmail.com) (Kassandra Harris-Resident manager); [09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us](mailto:09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us) - Power Property Inc. - meghan@boldpartnersre.com- Meghan Hayner Owner; maintenance@alltimemaintenance.com; [thomas@powerpropertygrp.com](mailto:thomas@powerpropertygrp.com) - Thomas Khammar at PPMG; [brent@powerpropertygrp.com](mailto:brent@powerpropertygrp.com)-Brent Parsons at PPMG; [frontdesk@powerpropertygrp.com](mailto:frontdesk@powerpropertygrp.com); [nisi@powerpropertygrp.com](mailto:nisi@powerpropertygrp.com)- Nisi Walton at PPMG. Occasionally I will fax or Fed Ex or Priority Mail select emails.
  7. THE OWNER ENDORSED RENT CHECKS THAT GIVE NOTICE OF TANDEM PARKING REQUESTED AND PAID FOR. Including but not limited to: 5/1/2019 rent check says "paid under protest for parking and maintenance" ; 10/1/2019 "paid under protest for maintenance and services"; 12/1/2019 "payment under duress for housing services"; 9/1/2021 "paid under stress for parking and repairs"; 10/01/2021 "paid under stress for intercom repairs &parking lien"; 11/1/2021"re lien repairs &parking paid under stress"; 12/1/2021 "for maintenance and tandem parking and lien for"; 04/01/2022 "paid under stress for repairs to intercom & tandem parking"; 5/1/2023 "paid under stress for tandem parking &intercom repair"; 6/1/2022 "paid under duress for intercom repair & tandem parking"; 8/1/2022 "for tandem parking & intercom labor and repairs"; 01/01/2023 paid under stress and arrest for rent, parking, two cars and intercom repairs"; 02/01/2023 "paid under stress and duress for tandem or two car, parking and intercom repair"; 09/01/2023 "paid under duress for unit Intercom repair and tandem parking".
  8. The endorsed checks clearly prove that you have accepted payment for the tandem parking and that you have agreed by your conduct that there is no additional or \$50.00 fee for tandem parking and that tandem parking is included in the rent paid.
  9. TANDEM PARKING IS AVAILABLE. As previously indicated, in tandem stalls 13 and 14 there is only one vehicle. In stall 17 there is only one vehicle. Stalls 15 and 16 tandem have only

two cars, so combined that makes one full tandem stall available. Unit 9 tenants could easily be assigned to stall 14 and have the car in stall 14 move to stall #8 and unit 9 would thus have a tandem parking stall.

10. Please assign the tandem parking stall for unit 9 by today and without further delay.
11. Please provide the Akuvox smart phone and WiFi or internet today without further delay so unit 9 tenants have “full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.”

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

Ongoing harm  
Ongoing Damages  
Continuing obligations

Keypad entry code question re Akuvox

From: G Johnson (tainmount@sbcglobal.net)

To: nisi@powerpropertygrp.com; brent@powerpropertygrp.com; thomas@powerpropertygrp.com; megghan@boldpartnersre.com; mayor.helpdesk@lacity.org

Date: Thursday, September 28, 2023 at 04:56 PM PDT

Dear property owner:

You supplied me with Akuvox outside entry door code 30— . You neglected to tell me which option button should guests or deliveries use. There are three option buttons titled delivery, temp key, and pin. Which one is to be used to Input the code you gave me?

As you know, all utilities are paid thru my rent. You still have failed to supply me the phone, smart phone or internet utilities to operate the Akuvox system; including but not limited to I consider this to be a breach of the rental agreement.

Geary Juan Johnson

1522 Hi Point St. 9  
Los Angeles Ca. 90035  
Phone 323-807-3099

## Preliminary review of your AR

---

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org; gerst@novianlaw.com

Cc: 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; megan@boldpartnersre.com; cityatty.help@lacity.org; 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; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org

Date: Tuesday, October 31, 2023 at 06:17 PM PDT

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Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt

Dear Parties:

I have received your three volumes alleged to be the Administrative Record ("AR") for this case submitted by the City, and the City in joinder with the Real Party in Interest.

Generally speaking, the record supplied to me does not include any of the documents I requested to be added to the record like the code enforcement complaints, the REAP complaints, and all other documents mentioned in my Motion to Augment the Record.

In addition, your copies of the pleadings filed stops at 9-13-23. Not included---but I request they be included--- are the 9/12/23 Notice of Errata filed by me, my Reply to the Amended Answer filed 9/19/23, my Notice of Errata filed 10-11-23, my 9-20-2023 Amended Reply to the Amended Answer, and Notice of Errata filed 10-11-2023. I also asked you to include various RSO complaints filed after December 2022. You have refused.

Please revise your AR and include the documents I have requested.

CCP section 1094.6(c) states that the **"...record shall include the transcript of the proceedings, all pleadings, all notices and orders, any proposed decision by a hearing officer, the final decision, all admitted exhibits, all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent, all written evidence, and any other papers in the case."** (Emphasis added)

As such we have not agreed on the contents of the AR.

I reserve the right in the next week or so to make further comment.

All rights reserved.

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

Phone 323-807-3099

c: California State Bar complaint

## More documents for the Court AR

---

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org; gerst@novianlaw.com

Cc: 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; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org

Date: Wednesday, November 1, 2023 at 10:05 AM PDT

---

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt

Dear Parties:

I request that the prepared Administrative Record ("AR") include copies of the court docket summary of all pleadings and court documents filed.

As stated before, the AR must include all pleadings filed with the Court in this matter.

I attach a copy of the Court docket.

I note that the Court minute 10/24/2023 order says "Emails between petitioner and respondent will not be included as part of the record." I am a little confused by that statement as it is vague and lacking in specificity. Otherwise, it means emails between Petitioner and Real Party in interest are allowed as part of the record; it means the City of Los Angeles must go thru the 2100 page AR and redact all emails between the Petitioner and Respondent; I am guessing here and not making a request.

All rights reserved.

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



2023-11-1 Court Summary Case 00644.pdf  
155.4kB

1 GEARY J. JOHNSON  
2 1522 HI POINT ST UNIT 9  
3 LOS ANGELES CA 90035  
4 Petitioner, In Pro Per  
5 Mobile 323-807-3099  
6 Email: [tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)  
7 Facsimile: 323-345-5070

Electronically FILED by  
Superior Court of California,  
County of Los Angeles  
11/02/2023 10:32 AM  
David W. Slayton,  
Executive Officer/Clerk of Court,  
By M. Panganiban, Deputy Clerk

8  
9 SUPERIOR COURT OF CALIFORNIA  
10 COUNTY OF LOS ANGELES

11  
12 GEARY J. JOHNSON,  
13 Petitioner,  
14 vs.  
15 City of Los Angeles,  
16 Respondent,  
17 Hi Point 1522 LLC,  
18 Real Party in Interest

Case No.: **23STCP00644**

PETITIONER GEARY J. JOHNSON'S  
NOTICE OF CONTINUED TRIAL  
SETTING CONFERENCE (CCP §  
1085) (CCP 1084-1097)

Date: **Tuesday, December 5, 2023**  
Time: **1:30 P.M.**  
Department: **85**

Date Petition Filed: **02/28/2023**

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GEARY J. JOHNSON

1 TO THE HON JUDGE JAMES C. CHALFANT AND ALL PARTIES:  
2

3 The Court has continued the trial setting conference to December 5, 2023 at 1:30 pm in  
4 Department 85. The minute order of the Court states in part, "Emails<sup>1</sup> between petitioner and  
5 respondent will not be included as part of the record."  
6

7 See attached Exhibit number 001 Minute Order of the Court dated October 24, 2023.  
8

9 Date: November 2, 2023  
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11 RESPECTFULLY

12  
13 By:   
14 **GEARY J. JOHNSON** Petitioner, In Pro Per

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28 <sup>1</sup> In 2020, the number of email users reached the 4 billion mark, which means that over 50% of the world's population was using email. The latest reported number in 2022 is close to 4.26 billion. Government agencies DO use email to contact people. (Source: Google)

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PROOF OF SERVICE

I, ERIC BECKWITH, do declare:

I am a resident of the County of Los Angeles; I am over the age of 18 years of age and not a party to be within entitled action; my business address is 1522 Hi Point St. Apt 9, Los Angeles, CA 90035.

On November 2, 2023 I served the within

PETITIONER GEARY J. JOHNSON'S NOTICE OF CONTINUED TRIAL SETTING CONFERENCE (CCP § 1085) (CCP 1084-1097)

(CASE NUMBER 23STCP00644 )

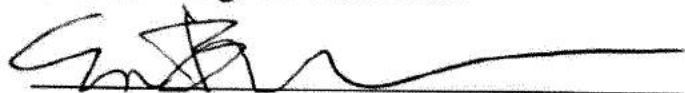
on the below listed in said action, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Los Angeles, California, addressed to the last known address as follows:

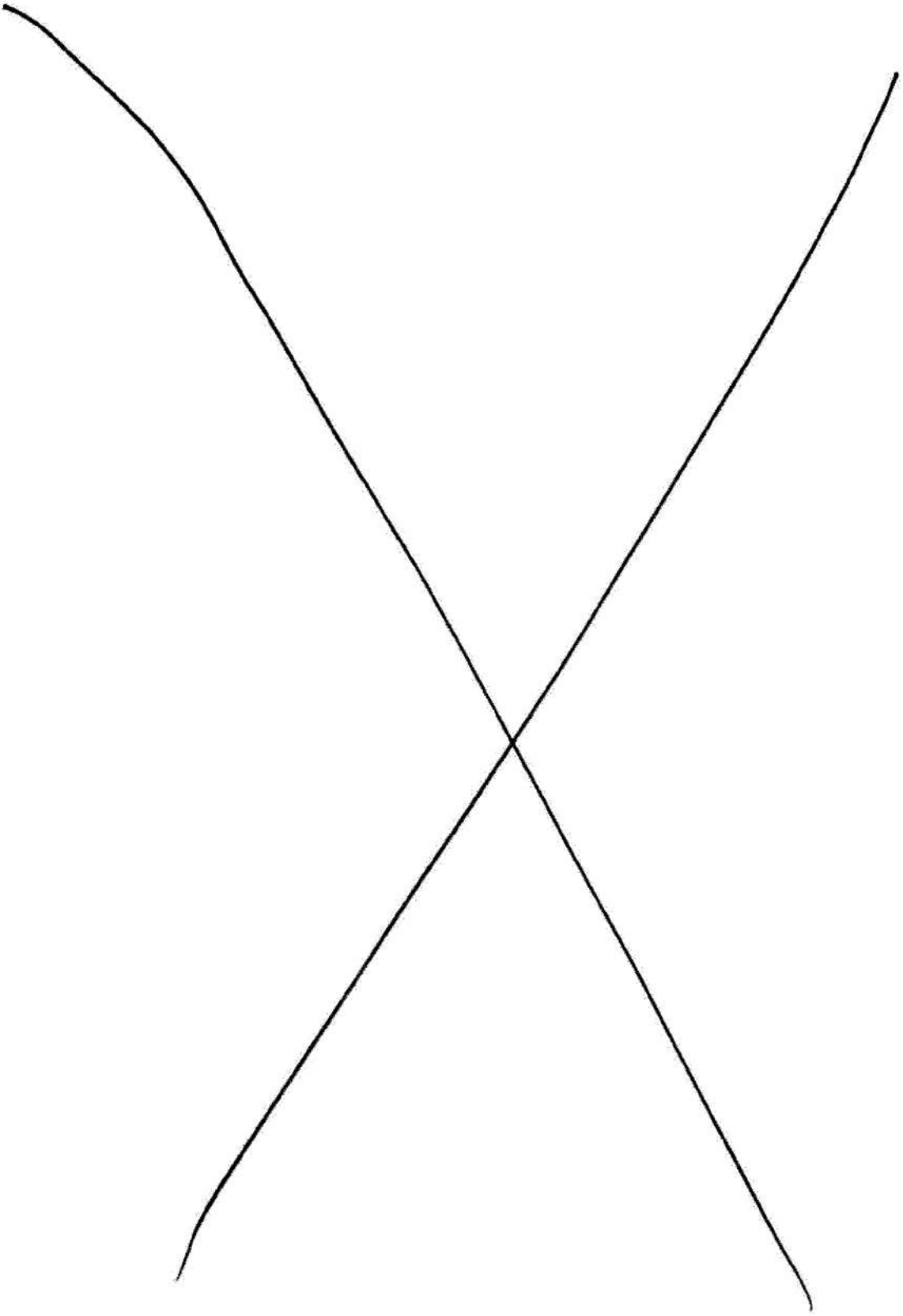
Heidi Feldstein Soto  
John W. Heath  
Deborah Breithaupt  
Office of the Los Angeles city attorney  
City Hall  
200 North Spring St 21st floor  
Los Angeles California 90012-4130  
Attorney for City of Los Angeles Los Angeles  
**Via First Class Mail**

Michael Gerst  
Novian & Novian, LLP  
1801 century park east Suite 1201  
Los Angeles, CA 90067 - 2314  
Attorneys for real party in interest Hi Point 1522 LLC  
**Via First Class Mail**

I declare under penalty of perjury under the laws of THE STATE OF CALIFORNIA that the foregoing is true and correct.

Executed on November 2, 2023, at Los Angeles California.

  
ERIC BECKWITH



EXH. 001

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES**

**Civil Division**

Central District, Stanley Mosk Courthouse, Department 85

**23STCP00644**

**GEARY J. JOHNSON vs LOS ANGELES HOUSING  
DEPARTMENT, et al.**

October 24, 2023  
1:30 PM

Judge: Honorable James C. Chalfant  
Judicial Assistant: J. De Luna  
Courtroom Assistant: C. Del Rio

CSR: D. Rivera, CSR #10785  
ERM: None  
Deputy Sheriff: None

COPY

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**APPEARANCES:**

For Petitioner(s): Geary J. Johnson (Telephonic)

For Respondent(s): Deborah Breithaupt (X); Michael Gerst (Telephonic)

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**NATURE OF PROCEEDINGS:** Trial Setting Conference

The matter is called for hearing.

Court and parties confer regarding the status of the case and administrative record.

Respondent represents to the court that it has produced 1300 pages for the two LAHD decisions at issue in this writ.

The court notes that petitioner filed a motion to augment on 10/16/2024. The court takes the motion to augment off calendar.

Respondent is ordered to certify the record no later than 11/03/2023 and provide a Bates-stamped hard copy to petitioner and real party-in-interest. Emails between petitioner and respondent will not be included as part of the record. Petitioner may make a motion to augment or delete the record once the administrative record is certified.

Respondent may file a motion to strike all pleadings filed by petitioner after the answer was filed.

Trial Setting Conference is continued to 12/05/2023 at 01:30 PM in Department 85 at Stanley Mosk Courthouse.

The court will set trial at the next hearing date if the record is ready and certified.

Petitioner elects to give notice.

EXHIBIT 001-

Please restore the intercom in my unit and the tandem parking stall today without further delay. CRD case 202305-20745222

---

From: G Johnson (tainmount@sbcglobal.net)

To: gerst@novianlaw.com

Cc: deborah.breithaupt@lacity.org; 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.lee@lacity.org; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

Date: Monday, November 6, 2023 at 10:41 PM PST

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CRD Case 202305-20745222  
HUD number:

**Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222**

**Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations**

**Dear Parties**

**Hydee Feldstein Soto**

**Denise C. Mills**

**John W. Heath**

**Mei-Mei Cheng**

**Deborah Breithaupt**

**Hi Point 1522 LLC**

**Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLP .**

"A "reasonable accommodation" is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces." HUD

"Any person or entity engaging in prohibited conduct - i.e., refusing to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling - may be held liable ..." HUD

"When a housing provider refuses a requested accommodation because it is not reasonable, the provider should discuss with the requester whether there is an alternative accommodation that would effectively address the requester's disability-related needs without a fundamental alteration to the provider's operations and without imposing an undue financial and administrative burden. If an alternative accommodation would effectively meet the requester's disability-related needs and is reasonable, the provider must grant it. An interactive process in which the housing provider and the requester discuss the requester's disability-related need for the requested accommodation and possible alternative accommodations is helpful to all concerned because it often results in an effective accommodation for the requester that does not pose an undue financial and administrative burden for the provider." HUD

"A failure to reach an agreement on an accommodation request is in effect a decision by the provider not to grant the requested accommodation. If the individual who was denied an accommodation files a Fair Housing Act complaint to challenge that decision, then the agency or court receiving the complaint will review the evidence in light of applicable law and decide if the housing provider violated that law." HUD

Based on the Oct 4, 2023 letter from Michael Gerst and my responses including my October 30, 2023 at 10:54 am email response:

1. The Respondents have refused to make a reasonable accommodation requested repair or replace the intercom in unit 9 and assign the tenant a tandem parking stall.
2. The housing services requested by myself are housing services I am entitled to under the rent agreement and the conduct of the parties: maintenance and parking are included in the rental agreement. Maintenance covers the intercom system parts and labor and maintenance covers the parking lot and all stalls.
3. The requestor myself as regards the intercom system and/or the Akuvox system --- Akuvox being an alleged alternative accommodation --- has requested the reasonable accommodation smartphone and internet to use the Akuvox system; the Respondents have refused an interactive process to discuss the owner supplying the parts to use the Akuvox system (smartphone and internet) and has also refused to discuss the repair to the intercom in the tenant 9 unit. See the Oct 4 letter from Gerst and my email responses. The intercom in unit 9 is unusable; the Akuvox intercom system is not available to tenant 9 because the owner has not entered into a discussion as to providing the smartphone and internet to use the Akuvox. The owner has refused to enter into an interactive discussion on if tenant can use the Akuvox system intercom without the smartphone and internet.

4. As regards the tandem parking, Gerst said that the tenant 9 (myself) is first come first served. But nonetheless, Gerst has not provided the tandem parking stall to unit 9. As regards the tandem parking, Gerst says none are available and tenant says the opposite, that there are vacant stalls available. **If unit 9 tenants are indeed first come first served, then please provide the assigned tandem parking stall without further delay.**
5. The provider has refused to grant the reasonable accommodation since there is no agreement on the accommodations requested. The Gerst letter and my email responses October 26, Oct 23, and Oct 30, prove there is no agreement on the accommodations/modifications requested.
6. The Gerst letter indicates that tenants unit 9 are entitled to a working intercom in the unit and tandem parking stall.
7. The Gerst letter does not indicate a date as to when the housing services requested will be provided, considering the email responses from me.
8. As I have said previously, the Gerst letter is not acceptable as a resolution, nor do I agree with the Gerst position.
9. Gerst claims tenant 9 was previously told there were three tandem stalls available but his statement is vague and lacking in specificity. I request the City of Los Angeles and Housing Department order Gerst to provide verifiable proof of the communications he alleges.

Below are housing services advertised at this 18 unit building. Including the secured tandem parking stalls and intercom services, these are additional housing services that are being denied to me, a Black male entitled to full and equal housing services. The Walter Barratt owned company "JustBring Your Toothbrush" operates claimed illegal home sharing where services and privileges are granted to hotel like occupants but denied to the Petitioner. Such services denied to me include Mini split duct air conditioning and heating, DACK app and entry code for smartlock, Owner provided Wi-Fi and high speed Spectrum Internet, InHouse washer and dryer, Maid service, Enhance your stay add-ons, Desk with chair and lamp, Guest parking, A full maintenance team, who can deal with most repairs with ni 24 hour., A fully loaded kitchen, Bedding and towels, Air purifier, a shower water filter, anti-allergic mattress encasement & 'disposable slippers with your wellness in mind."

I am denied the full and equal housing services provided by "Just Bring Your Toothbrush" a contractor of the owner.

No resolution has been reached on the financial damages I have suffered due to deprivation of housing services.  
No agreement has been reached as to my request for reasonable accommodation /modifications.

**All rights reserved.**

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

**(Redacted)**

PENDING CASE. FILED CASE 21STSC04819 JOHNSON VS. HI POINT 1522 LLC AND  
POWER PROPERTY MANAGEMENT GROUP.  
FILED 12/20/21

1. I request specific performance and a court order that my unit intercom be repaired within 35 days, and that the owner assign me a tandem or second parking stall within 35 days. I request the court retain jurisdiction until the order is performed. CCP section 116.220 part 2.
2. Rent agreement Section (7) says tenant shall advise “owner immediately of any equipment malfunction”. Section (6) “renter has examined the premises including but not limited to”. Rent agreement section (6) states tenant must give owner “opportunity to repair any claimed housing deficiency”. CC section 1941.1.
3. In the rent agreement, it says housing services are like repairs and parking are “including but not limited to”. The rent agreement does not say I am supposed to be denied repairs. Statute of limitations is three years. (Four for breach.)
4. Damages are the capital improvement fees that I paid for 3 years for the intercom repair and parking lot gate. Damages in exhibits are intercom part, alarm system, heart monitor, non-deliveries, parking ticket.
5. The rent agreement states there are two parking spaces available, parking space #1 and parking space #2. By landlord “notice in change of tenancy” signed by tenant Nov 2021, the owner has indicated that tenant 9 is entitled to a second or tandem parking stall.
6. Power employees I have contacted are Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker. The owner of the property is Hi Point 1522 LLC managed by Hi Point 1522 Managers LLC.
7. A landlord may not demand rent if repairs are pending. CCC section 1942.4. 20. Civil code section 3479 establishes liability of the new owner. Also see CCP section 527.6 (b)(3). (Harassment defined.)
8. Los Angeles municipal code section Article 5.3, section 45.30, et al. prohibits harassment. Plaintiff is entitled to penalties up to \$5,000 for damages caused by the defendants. The actions of defendants are malicious, oppressive, and fraudulent, entitling me to damages of \$4,000 per act. CCC 1942.4(b)(1).
9. The defendants have violated CCC section 1940.2 and interfered with my quiet enjoyment of the premises. I am entitled to \$2,000 for each violation due to denial of repairs and parking.
10. Due to the non-working intercom, a portion of my unit is not usable. I demand 10% of the rent as damages which would be about \$150/month/36 months.
11. Defendants are responsible for their own negligence. CCC section 1714. Civil code section 1431.2 (non-economic damages). California law recognizes joint and several liability.

## Hi Point 1522, LLC.

520 Pacific Unit 5  
Santa Monica, CA 90405

August 13, 2021

Los Angeles Housing Community and Investment Department  
1200 W. 7th Street, 8th Floor  
Los Angeles, CA 90017

### **Management Company Representative Authorization Policy**

I, Hi Point 1522, LLC., the undersigned, hereby authorize Thomas Khammar DBA Power Property Management, Inc., to receive all billing information, compliance notification, and act on my behalf in all manners. Any and all acts carried out by Power Property Management on my behalf shall have the same effect as acts of my own.

Subject Property: 1522 Hi Point Street Los Angeles, CA 90035  
APN Number: 5068-018-035

Authorized Agent: Thomas Khammar and Power Property Management, Inc.  
P.O. Box 472 Culver City, CA 90232  
(310)593-3955

This letter of authorization shall remain valid until a new authorization letter is received.

Sincerely,

A handwritten signature in black ink, appearing to be 'TK' or similar initials, written over a horizontal line.

Hi Point 1522, LLC, Landlord

CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a .....who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption.

Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222

Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222

Email October 31, 2023. Preliminary review of your AR

Email November 1, 2023. More documents for the Court AR

Notice filed TSC 11/2/2023 (with court minute order)

Email November 6, 2023. Please restore the intercom in my unit and the tandem parking stall today without further delay. CRD case 202305-20745222

Redacted CASE 21STSC04819 JOHNSON VS. HI POINT 1522 LLC AND POWER  
PROPERTY MANAGEMENT GROUP. FILED 12/20/21

8/13/21. Management Company Representative Authorization Policy (from Meghan Hayner)

“When government is no longer willing to serve the People, let the People take to the streets for a redress of their grievances.” Anon.

In 2020, the number of email users reached the 4 billion mark, which means that over 50% of the world's population was using email. The latest reported number in 2022 is close to 4.26 billion. Government agencies DO use email to contact people. (Source: Google)

### **City Council Public Postings Show Fraud and Corruption**

<https://wp.me/P57D2C-1y0>

### **Code enforcement complaints to LAHCID and LADBS Los Angeles**

<https://wp.me/P6ztbL-i>

Owner of Record

**Hi Point 1522 LLC**

520 Pacific Street #5

Santa Monica, CA 90405

Email : [meghan@boldpartners.com](mailto:meghan@boldpartners.com)

Phone 818-219-1587

**(owner of 1522 Hi Point St.**

**Los Angeles 90035)**

Reference: Skylight Residential

**Re: Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES**

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org

Cc: 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov; gerst@novianlaw.com

Date: Tuesday, November 21, 2023 at 02:04 PM PST

I answered this one already I believe.

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

**Meghan Hayner,**  
**property owner, is a Racist.**

(Source: CRD case 202305-20745222)

On Thursday, October 12, 2023 at 12:54:04 PM PDT, Deborah Breithaupt <deborah.breithaupt@lacity.org> wrote:

Mr. Johnson, thank you for your response.

Under the Code of Civil Procedure, I do not think you can refuse to talk to me to complete the mandated meet and confer. CCP Sec. 435.5 provides that before filing a motion to strike, moving party's counsel must meet and confer, in person or by telephone, with counsel for the party who filed the pleading in an attempt to reach an

agreement that would resolve the objections to the pleading and obviate the need for filing a motion to strike. The parties must engage in more than a pro forma effort to resolve the issues. Is there a specific reason why you cannot talk to me? I intend to move to strike everything you filed after the City's Answer to your amended writ as pleading not filed in conformity with the California Code of Civil Procedure. If you believe this is wrong, please let me know why. If you have no objection to striking your post-answer filings, please let me know and I can prepare a joint stipulation to present to the court. Keep in mind that the court has not yet set a briefing schedule. You will have ample opportunity to express your views within required page limitations. Thank you.

Very truly yours,

Deborah Breithaupt  
Deputy City Attorney IV  
Los Angeles City Attorney's Office  
200 N. Spring Street, 21st Floor  
Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382  
Fax: (213) 978-7957

On Thu, Oct 12, 2023 at 11:00 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

Dear attorneys:

I am not available for phone calls at this time. Please summarize in writing by email your comments on the AR and any motions you are planning to file.

We can engage in a converse by email.

At the latest I will respond to your converse by Wednesday, October 18, 2023.

**Geary Juan Johnson**  
**1522 Hi Point St 9**

**Los Angeles CA 90035**

Phone 323-807-3099

On Wednesday, October 11, 2023 at 02:12:02 PM PDT, Deborah Breithaupt <[deborah.breithaupt@lacity.org](mailto:deborah.breithaupt@lacity.org)> wrote:

Mr. Johnson, are you available for a call tomorrow at 1 p.m. or another time to discuss completing the administrative record and a motion to strike that the city is planning on filing in this case.

Please let me know.

Very truly yours,

Deborah Breithaupt  
Deputy City Attorney IV  
Los Angeles City Attorney's Office  
200 N. Spring Street, 21st Floor  
Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382  
Fax: (213) 978-7957

On Thu, Oct 5, 2023 at 10:00 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt

Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES

Dear Los Angeles City attorney Office:

The Court said that as regards the AR that it should include all documents up to July 6, 2023. That means the AR should include RSO case numbers CE280933 (5/3/23) and case CE282421 (filed 6/6/23).

Please include in the AR the city case files and related documents in your possession for the cases CE280933 and case CE282421.

All rights reserved.

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

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**Re: Regarding the REAP complaints. LASC Case 23STCP00644**

---

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org

Cc: gerst@novianlaw.com; attorneyregulation@calbar.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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

Date: Tuesday, November 21, 2023 at 02:55 PM PST

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# Meghan Hayner, property owner, is a Racist.

(Source: CRD case 202305-20745222)

Dear Parties and Deborah Breithaupt in particular:

Breithaupt, I think you seriously need to attend to your English comprehension issue.

**You state: "Mr. Johnson, please add whatever records you like to your portion of the AR."**

My response: You seem confused as to who is to compile the record and as to me needing to prepare a separate record. As the Respondent, it is your sole obligation to provide the record. In numerous TSC hearings, you admitted you were compiling the record and you also indicated this in numerous emails to me. You also asked me to provide documents so YOU could add them to the record. Suddenly, you are saying that I have to provide a "separate" record, but you provide no local rule or statute that indicates that. You are well aware of section (c) **Cal. Code Civ. Proc. § 1094.6** below "The complete record of the proceedings shall be prepared by the local agency or its commission, board, officer, or agent which made the decision." Unless you are 100% incompetent, I don't think the CCP is difficult to understand.

You state: "**As noted by the court, you will be responsible for compiling and filing these records for yourself.**" I don't recall the Court telling me to prepare my own portion of the AR, especially in view of

your repeated statements that you were preparing the record and your representation that I should supply you with documents for the AR that you committed to supply. "Parties are ordered to meet and confer to discuss the complete administrative record." Court Minute Order July 25, 2023. (Respondent) "will provide petitioner the administrative record this week. September 7 2023." Minute Order. "Respondent is ordered to certify the record no later than 11/03/2023 and provide a Bates-stamped hard copy to petitioner and real party-in-interest." Minute order 10/24/2023. None of those orders indicate that the Court or CCP has relieved you of your liability to supply the "complete record" (AR) and that you have not done so and you intentionally have not included in the AR "all pleadings:" as indicated in the Court docket summary, and even if you were to succeed in a motion to strike any of the pleadings, under the CCP 1094.6 (c) , you still have to include in the AR "all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent." The City has failed to follow the CCP 1094.6 (c) herein.

I disagree with you that the matter had been concluded because this very matter must be addressed by the Court on December 5, 2023 and you can explain to the court your failure to comply with CCP section 1094.6(c).

I offered to meet and confer with you on the following dates but I did not receive a call from you on those dates.

November 15, 2023 Wednesday

11:15 am - 11:25 am

November 16, 2023 Thursday

11:15 am - 11:25 am

November 17, 2023 Friday

11:15 am - 11:25 am

Again I have no indication that the Court ordered us to prepare separate administrative records. Your office and the City has engaged in corruption and falsification of the record as I have noted previous; you have not included in the AR all the pleadings that appear in the court summary and that were filed and served and in your possession. This I will include in my opening brief.

**You as well as all members of the City Attorney's office need to be held accountable.**

All rights reserved.

***Geary Juan Johnson***

***1522 Hi Point St 9***

***Los Angeles CA 90035***

Phone 323-807-3099

# State Bar of California

# AttorneyRegulation@calbar.ca.g

## OV

### Case number 23-O-24507

(c) The complete record of the proceedings shall be prepared by the local agency or its commission, board, officer, or agent which made the decision and shall be delivered to the petitioner within 190 days after he has filed a written request therefor. The local agency may recover from the petitioner its actual costs for transcribing or otherwise preparing the record. Such record shall include the transcript of the proceedings, all pleadings, all notices and orders, any proposed decision by a hearing officer, the final decision, all admitted exhibits, all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent, all written evidence, and any other papers in the case. **Cal. Code Civ. Proc. § 1094.6**

On Friday, October 27, 2023 at 12:17:34 PM PDT, Deborah Breithaupt <deborah.breithaupt@lacity.org> wrote:

Mr. Johnson, please add whatever records you like to your portion of the AR. As noted by the court, you will be responsible for compiling and filing these records for yourself. I think you have mis-stated what I advised the court and will rest on the transcript of the TSC proceeding. I believe this concludes this matter.

Thank you.

Deborah Breithaupt  
Deputy City Attorney IV  
Los Angeles City Attorney's Office  
200 N. Spring Street, 21st Floor  
Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382

Fax: (213) 978-7957

On Wed, Oct 25, 2023 at 9:15 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt

The city attorney office indicated at the October 24, 2023 hearing on this matter that she could not find any city documents regarding my submission of a REAP complaint.

As a courtesy, and for inclusion in the Administrative Record on this matter, I attach copies of the REAP complaints or documents related to them. I remind you also that the REAP complaint is mentioned in the 9/8/2022 email document which is a part of the city CE273371 case file which is the subject of the Petition for Writ of Mandate.

The REAP complaint(s) or REAP department are mentioned in emails to the city dated 7/8/2022, 9/5/2022, 5/15/2022, 5/19/2021 code violation complaint 783277, email 9/8/2022.

Attached are REAP complaint emails dated 9/15/2014, 8/9/2021, and 9/23/2022.

REAP complaints are also mentioned in some of the code violation complaints I referred you to.

All rights reserved.

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

c: attorney for Hi Point 1522 LLC and Power Property Management Inc.

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**Re: Hi Point 1522 LLP - Cease Contact with Meghan Hayner- Illegal Storage at Stall #13**

---

From: G Johnson (tainmount@sbcglobal.net)

To: gerst@novianlaw.com; deborah.breithaupt@lacity.org; 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

Date: Tuesday, November 21, 2023 at 05:50 PM PST

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**Thomas Khammar,  
property owner, is a Racist.  
(Source: CRD case 202305-20745222)**

“This is the only warning you will receive regarding these  
defaming lies. “

2022 Thomas Khammar after a Blackman asked for housing services in Los Angeles

**Dear Parties especially Gerst:**

Your email does not answer my pressing concerns on when will my unit intercom be repaired and when will I be assigned an available tandem parking stall.

I have received your request that Meghan is no longer associated with Hi Point 1522 LLC. The Meghan information was supplied to me by the City Housing Department. It may take me a minute to get her off the mailing lists.

I further have concerns that I have not been given the tools/parts to use the Akuvox system. Under the dictates of the ADA thru the Unruh Act, in order to agree to a resolution of my request for housing accommodation/modification, I cannot be charged a fee for the intercom repair/usage and I cannot be charged a fee for assignment to a tandem parking stall. My last communication to you on this issue was by email or fax on November 2, 2023. Other emails, faxes, or priority mail have been received by you 10/23/2023, 10/28/2023, 10/30/2023, and 11/15/2023. Many of my emails over the past three years include request for damages of \$45.00 per email. I am anxious to reach a resolution here but your client is unresponsive.

Gerst, can I use your personal cell phone and internet to access the Akuvox intercom feature at this building?

I am glad you have admitted to the city that there has been a reduction in services i.e. reduction in repairs to the intercom and reduction in repairs to make the parking stall 8 into a tandem stall. I note that stall 13, a tandem stall, only has one vehicle. That vehicle could easily be switch with stall 8 and unit 9 could be assigned to stall 13 a tandem stall. I do note that the vehicle currently parked in stall 13 appears to be abandoned and does not have current license plates. See attached picture. The owner would rather use stall #13 for illegal storage rather than assign it to me as a tandem stall.

All rights reserved. Ongoing harm. Ongoing violations.

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

**Thomas Khammar,**  
**property owner, is a Racist.**  
(Source: CRD case 202305-20745222)  
**In a Los Angeles city**  
**government marked by**  
**racism, corruption and**  
**misuse of federal funds, how**  
**does a Blackman qualify for**  
**housing services?**

On Tuesday, November 7, 2023 at 01:43:33 PM PST, Michael Gerst <gerst@novianlaw.com> wrote:

Mr. Johnson,

Meghan Hayner is no longer employed with Hi Point 1522 LLP. Please cease all communications with her, especially on her personal cell phone, as she has no role regarding your tenancy.

Regards,

Mike

Michael Gerst | Senior Counsel

**NOVIAN & NOVIAN LLP**

1801 Century Park East, Suite 1201, Los Angeles, CA 90067

T (310) 553-1222 [ext. 324]

F (310) 553-0222

E [gerst@novianlaw.com](mailto:gerst@novianlaw.com)

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Expired Plates Stall #13.jpeg  
4MB

**Re: Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES**

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org

Cc: 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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov; gerst@novianlaw.com

Date: Tuesday, November 21, 2023 at 01:59 PM PST

Received.

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

**Meghan Hayner,**  
**property owner, is a Racist.**

(Source: CRD case 202305-20745222)

On Thursday, October 5, 2023 at 01:33:03 PM PDT, Deborah Breithaupt <deborah.breithaupt@lacity.org> wrote:

Will do, thank you.

I will work on compiling your documents that I have. It will be your ultimate responsibility to review everything once it is compiled. While I will assist you, I cannot be responsible for your documents.

Please allow me to circle back to you.

Very truly yours,

Deborah Breithaupt  
Deputy City Attorney IV  
Los Angeles City Attorney's Office  
200 N. Spring Street, 21st Floor  
Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382  
Fax: (213) 978-7957

On Thu, Oct 5, 2023 at 10:00 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt

Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES

Dear Los Angeles City attorney Office:

The Court said that as regards the AR that it should include all documents up to July 6, 2023. That means the AR should include RSO case numbers CE280933 (5/3/23) and case CE282421 (filed 6/6/23).

Please include in the AR the city case files and related documents in your possession for the cases CE280933 and case CE282421.

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

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\*\*\*\*\*

## Re: Your Opposition to Motion to Augment and Your Proposed Motion to Strike- Request to Meet and Confer

---

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org

Cc: gerst@novianlaw.com; attorneyregulation@calbar.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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov; councilmember.harris-dawson@lacity.org

Date: Tuesday, November 21, 2023 at 04:00 PM PST

---

## Meghan Hayner, property owner, is a Racist. (Source: CRD case 202305-20745222)

Dear parties:

I don't recall the Court saying we do not need to meet and confer on motions. I will have to check my notes from the TSC hearing.

**You state:** "When the court struck your motion, he explained why this was done. The court also explained that if you want anything added to the Administrative Record that the City compiled, you are free to do so provided that you conform to the court rules and procedures (that is the green sheet I included with the AR)."

**1. The Court did not strike my motion to augment the record.** The minute order served on you states that the Court took the motion off calendar. The minute order reads "The court takes the motion to augment off calendar". Again you exhibit your English comprehension problem.

**2.** I don't recall the court mentioning the green sheet you mention, and in particular see my response (2:55 pm) of today to your Oct 27, 2023 email. However the redacted green sheet you supplied did not refer where it came from. I took the time below to discover it is the Dept 85 Courtroom information. Again you exhibit your English comprehension problem. Under local rule Local Rule 3.231(g), "In cases under Code of Civil Procedure section 1094.6, the local agency must prepare the record." The City refuses to do so. In addition, the courtroom information states that the parties will be ordered to prepare a trial notebook; this court has not gotten to that point yet. So reading the JOINT APPENDIX SECTION, "If the administrative

record for a writ of mandate exceeds 450 pages, the court may order the parties to prepare a joint appendix." This does not apply yet because the Court has not ordered a joint appendix. Also, according to you, the AR is not complete because you have not included all the pleadings in your possession or filed with the Court. Since the court has not ordered a joint appendix, then I am under no obligation as a PRO SE to prepare my portion of the AR as you allege, nor has the Court ordered me to prepare a joint appendix. The Court clearly stated in the last minute order :

"Respondent is ordered to certify the record no later than 11/03/2023  
and provide a Bates-stamped hard copy to petitioner and real party-in-interest."  
Minute order 10/24/2023.

3. The last minute order says that you said the AR is 1300 pages. Since the Court did not say for me to prepare the record (joint or otherwise) , that means it is on you to make sure the record is "complete." I do not have to supply any documents to you that are already in your possession, as I have stated before.

All rights expressly reserved.

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

# State Bar of California

## AttorneyRegulation@calbar.ca.gov

### Case number 23-O-24507

2023 California Rules of Court

#### **Rule 5.98. Meet-and-confer requirements; document exchange**

##### **(a) Meet and confer**

All parties and all attorneys are required to meet and confer in person, by telephone, or as ordered by the court, before the date of the hearing relating to a *Request for Order* (FL-300). During this time, parties must discuss and make a good faith attempt to settle all issues, even if a complete settlement is not possible and only conditional agreements are made. The requirement to meet and confer does not apply to cases involving domestic violence.

##### **(b) Document exchange**

Before or while conferring, parties must exchange all documentary evidence that is to be relied on for proof of any material fact at the hearing. At the hearing, the court may decline to consider documents that were not given to the other party before the hearing as required under this rule. The requirement to exchange documents does not relate to documents that are submitted primarily for rebuttal or impeachment purposes.

**COURTROOM INFORMATION Department 85, Room 834 Address: Stanley Mosk Courthouse, Department 85 111 N. Hill Street Los Angeles, CA 90012 Judge: James C. Chalfant Courtroom Telephone: (213) 830-0785 Public Hours: 8:20 a.m. to 12:00 p.m./1:30 p.m. to 4:30 p.m.**

#### **MANDAMUS TRIALS**

Trial dates for petitions for writ of mandate are set by the court at the trial setting conference and are not reserved in advance with the clerk. The parties will be ordered to prepare a trial notebook for the mandamus trial. The trial notebook shall be lodged on the date that the reply must be filed or as set by the court. No courtesy copies of briefs are necessary if a trial notebook is prepared and lodged. The trial notebook shall be in a one or three-inch, three-ring binder as appropriate and lodged with the court when the reply brief is filed. The trial notebook shall contain only copies of the bates stamped agency decision, the parties' briefs, and any requests for judicial notice. The documents should be separated by labeled tabs. Except in traditional mandamus cases, documentary evidence should not be included in the trial notebook. In traditional mandamus cases, the trial notebook shall have documentary evidence with exhibit tabs, which may be in a separate three-ring binder(s) if voluminous. The parties must also provide the court with a memory stick containing the moving, opposition, and reply briefs on Microsoft Word in a format from which the court may cut and paste without dragging the brief's rule and numbering or footers, so that the court can prepare its tentative decision. Unless otherwise ordered, Petitioner has the responsibility to timely prepare and lodge the trial notebook and memory stick. Where the Petitioner is self-represented, Respondent or Real Party will be tasked to prepare the trial notebook and memory stick.

**JOINT APPENDIX** If the administrative record for a writ of mandate exceeds 450 pages, the court may order the parties to prepare a joint appendix. If a joint appendix is ordered, the administrative record may be submitted in electronic format (in a Bates-stamped, searchable document) via flash drive. Please see Local Rule 3.231(g) for the preparation of the administrative record. The purpose of a joint appendix is to enable the court to easily review the pertinent cited pages from the record in a single take-home binder. The joint appendix shall consist of a single three ring binder -- preferably a three-inch binder -- or a binder that is spiral bound on the side. The joint appendix shall be lodged with the court at the time the reply brief must be filed or as set by the court. The joint appendix shall include the agency decision followed by the pages actually cited in the parties' briefs. The pages in the joint appendix must be in numerical Bates-stamped order no matter which party cited the page. Only the document pages cited in the parties' briefs should be included in the joint appendix, not the entire document. To reduce the number of pages, briefs should pin cite, not blanket cite, to pertinent record pages. If it is necessary to provide context to a cited page, the joint appendix may include a document cover page or witness identification page. The joint appendix may have labeled side tabs separating the pages from different documents. The parties may, but are not required to, highlight significant information on the Joint Appendix pages, using different colors to show which party highlighted the information on a particular page. Unless otherwise ordered, Petitioner has the responsibility to ensure that the joint appendix including all pages cited in the parties' briefs is timely lodged with the court. The failure of opposing counsel to provide copies of the relevant pages cited in their opposition does not excuse this responsibility. Where the Petitioner is self-represented, Respondent or Real Party will be tasked to prepare and lodge the joint appendix.

**Meghan Hayner,  
property owner, is a Racist.  
(Source: CRD case 202305-20745222)**

On Tuesday, November 7, 2023 at 05:17:32 PM PST, Deborah Breithaupt <deborah.breithaupt@lacity.org> wrote:

Mr. Johnson, I am waiting to get the court transcript from the last case management conference. Mr. Gerst and I believe the court mentioned we do not need to meet and confer on motions but I want to verify what was said. Therefore, please understand I am not ignoring your request for a meet and confer. When the court struck your motion, he explained why this was done. The court also explained that if you want anything added to the Administrative Record that the City compiled, you are free to do so provided that you conform to the court rules and procedures (that is the green sheet I included with the AR).

Thank you and will be in touch.

Very truly yours,

Deborah Breithaupt  
Deputy City Attorney IV  
Los Angeles City Attorney's Office  
200 N. Spring Street, 21st Floor  
Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382  
Fax: (213) 978-7957

On Mon, Nov 6, 2023 at 1:33 PM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

## Case 23STCP00644

Hydee Feldstein Soto  
Denise C. Mills  
John W. Heath  
Mei-Mei Cheng  
Deborah Breithaupt  
Hi Point 1522 LLC  
Ongoing harm  
Continuing obligations  
Continuing damages  
Continuing violations  
Michael Gerst of Novian & Novian LLP is the attorney for Hi Point 1522 LLP .

Dear Parties:

**I hereby provide the following dates and times to meet and confer:**

November 15, 2023 Wednesday  
11:15 am - 11:25 am

November 16, 2023 Thursday  
11:15 am - 11:25 am

November 17, 2023 Friday  
11:15 am - 11:25 am

Please confirm one date only.

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

Also via first class mail

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## Re: Regarding the REAP complaints. LASC Case 23STCP00644

---

From: G Johnson (tainmount@sbcglobal.net)

To: deborah.breithaupt@lacity.org; gerst@novianlaw.com

Cc: attorneyregulation@calbar.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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cityatty.help@lacity.org; 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; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

Date: Tuesday, November 21, 2023 at 06:15 PM PST

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# In a Los Angeles city government marked by racism, corruption and misuse of federal funds, how does a Blackman qualify for housing services?

Dear Gerst agent for the racist Hi Point 1522 LLC:

1. Hayner is named in CRD discrimination complaint **202305-20745222**. That will probably make her liable for damages at some point down the road for the damages that occurred to me since 2021 of which there is a statute of limitations of 3-4 years to name her as a party.
2. Hayner is the CEO of Bold Partners Inc.

3. Hayner, as agent for the owner, named Power Property Management Inc to manage the affairs of Hi Point 1522 LLC. Attached is the authorization from Meghan Hayner given to me by the city of Los Angeles which makes her liable.
4. The rental agreement makes her liable since she was an agent of the owner.
6. My comments in my emails are appropriate and not defamatory. See the attached authorization from Meghan Hayner.
7. I would appreciate a response from the owner to my REAP complaints if you can spare the time, White Master.

All rights reserved.

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

**Thomas Khammar,**  
**property owner, is a Racist.**

(Source: CRD case 202305-20745222)

On Tuesday, November 21, 2023 at 02:57:59 PM PST, Michael Gerst <gerst@novianlaw.com> wrote:

Mr. Johnson, your statement regarding Ms. Hayner is inappropriate. She was only ever an employee of my client, and no longer works for my client. At no time was she a property owner, and at no time did she interact directly with you. Please refrain from making such inappropriate and frankly defamatory comments about her in your emails.

Regards,

Michael Gerst, Esq.

Senior Counsel

Novian & Novian LLP

1801 Century Park East, Suite 1201

Los Angeles, CA. 90067

Tel: (310) 553-1222 x 324

Fax: (310) 553-0222

Email: gerst@novianlaw.com

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---

**From:** G Johnson <tainmount@sbcglobal.net>

**Sent:** Tuesday, November 21, 2023 2:56 PM

**To:** Deborah Breithaupt <deborah.breithaupt@lacity.org>

**Cc:** Michael Gerst <gerst@novianlaw.com>; AttorneyRegulation@calbar.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.lee@lacity.org; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; 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; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.org; susan.davenport@calcivilrights.ca.gov; contact.center@calcivilrights.ca.gov

**Subject:** Re: Regarding the REAP complaints. LASC Case 23STCP00644

# Meghan Hayner, property owner, is a Racist.

(Source: CRD case 202305-20745222)

Dear Parties and Deborah Breithaupt in particular:

Breithaupt, I think you seriously need to attend to your English comprehension issue.

**You state: "Mr. Johnson, please add whatever records you like to your portion of the AR."**

My response: You seem confused as to who is to compile the record and as to me needing to prepare a separate record. As the Respondent, it is your sole obligation to provide the record. In numerous TSC hearings, you admitted you were compiling the record and you also indicated this in numerous emails to me. You also asked me to provide documents so YOU could add them to the record. Suddenly, you are saying that I have to provide a "separate" record, but you provide no local rule or statute that indicates that. You are well aware of section (c) **cal. Code Civ. Proc. § 1094.6** below "The complete record of the proceedings shall be prepared by the local agency or its commission, board, officer, or agent which made the decision." Unless you are 100% incompetent, I don't think the CCP is difficult to understand.

You state: **"As noted by the court, you will be responsible for compiling and filing these records for yourself."** I don't recall the Court telling me to prepare my own portion of the AR, especially in view of your repeated statements that you were preparing the record and your representation that I should supply you with documents for the AR that you committed to supply. "Parties are ordered to meet and confer to discuss the complete administrative record." Court Minute Order July 25, 2023. (Respondent) "will provide petitioner the administrative record this week. September 7 2023." Minute Order. "Respondent is ordered to certify the record no later than 11/03/2023 and provide a Bates-stamped hard copy to petitioner and real party-in-interest." Minute order 10/24/2023. None of those orders indicate that the Court or CCP has relieved you of your liability to supply the "complete record" (AR) and that you have not done so and you intentionally have not included in the AR "all pleadings:" as indicated in the Court docket summary, and even if you were to succeed in a motion to strike any of the pleadings, under the CCP 1094.6 (c) , you still have to include in the AR "all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent." The City has failed to follow the CCP 1094.6 (c) herein.

I disagree with you that the matter had been concluded because this very matter must be addressed by the Court on December 5, 2023 and you can explain to the court your failure to comply with CCP section 1094.6(c).

I offered to meet and confer with you on the following dates but I did not receive a call from you on those dates.

November 15, 2023 Wednesday

11:15 am - 11:25 am  
November 16, 2023 Thursday  
11:15 am - 11:25 am  
November 17, 2023 Friday

11:15 am - 11:25 am

Again I have no indication that the Court ordered us to prepare separate administrative records. Your office and the City has engaged in corruption and falsification of the record as I have noted previous; you have not included in the AR all the pleadings that appear in the court summary and that were filed and served and in your possession. This I will include in my opening brief.

**You as well as all members of the City Attorney's office need to be held accountable.**

All rights reserved.

***Geary Juan Johnson***

*1522 Hi Point St 9*

*Los Angeles CA 90035*

*Phone 323-807-3099*

# State Bar of California

[AttorneyRegulation@calbar.ca.](mailto:AttorneyRegulation@calbar.ca.gov)  
[gov](mailto:AttorneyRegulation@calbar.ca.gov)

## Case number 23-O-24507

(c) The complete record of the proceedings shall be prepared by the local agency or its commission, board, officer, or agent which made the decision and shall be delivered to the petitioner within 190 days after he has filed a written request therefor. The local agency may recover from the petitioner its actual costs for transcribing or otherwise preparing the record. Such record shall include the transcript of the

proceedings, all pleadings, all notices and orders, any proposed decision by a hearing officer, the final decision, all admitted exhibits, all rejected exhibits in the possession of the local agency or its commission, board, officer, or agent, all written evidence, and any other papers in the case. **Cal. Code Civ. Proc. § 1094.6**

On Friday, October 27, 2023 at 12:17:34 PM PDT, Deborah Breithaupt <[deborah.breithaupt@lacity.org](mailto:deborah.breithaupt@lacity.org)> wrote:

Mr. Johnson, please add whatever records you like to your portion of the AR. As noted by the court, you will be responsible for compiling and filing these records for yourself. I think you have mis-stated what I advised the court and will rest on the transcript of the TSC proceeding. I believe this concludes this matter.

Thank you.

Deborah Breithaupt

Deputy City Attorney IV

Los Angeles City Attorney's Office

200 N. Spring Street, 21st Floor

Los Angeles, CA 90012

Main: (213) 922-7715 | Direct: (213) 922-8382

Fax: (213) 978-7957

On Wed, Oct 25, 2023 at 9:15 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

Hydee Feldstein Soto

Denise C. Mills

John W. Heath

Mei-Mei Cheng

Deborah Breithaupt

The city attorney office indicated at the October 24, 2023 hearing on this matter that she could not find any city documents regarding my submission of a REAP complaint.

As a courtesy, and for inclusion in the Administrative Record on this matter, I attach copies of the REAP complaints or documents related to them. I remind you also that the REAP complaint is mentioned in the 9/8/2022 email document which is a part of the city CE273371 case file which is the subject of the Petition for Writ of Mandate.

The REAP complaint(s) or REAP department are mentioned in emails to the city dated 7/8/2022, 9/5/2022, 5/15/2022, 5/19/2021 code violation complaint 783277, email 9/8/2022.

Attached are REAP complaint emails dated 9/15/2014, 8/9/2021, and 9/23/2022.

REAP complaints are also mentioned in some of the code violation complaints I referred you to.

All rights reserved.

**Geary Juan Johnson**

*1522 Hi Point St 9*

*Los Angeles CA 90035*

Phone 323-807-3099

c: attorney for Hi Point 1522 LLC and Power Property Management Inc.

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2021-8-13 Letter HP Meghan Hayner Bold Partners Authorize PPM.pdf

430.2kB

## Submissions of Public Comments Somehow Cut off and Code Violation Complaint 876337 Ongoing Harm and Continuing Damages

---

From: G Johnson (tainmount@sbcglobal.net)

To: 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.lee@lacity.org; 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; gavin@gavinnewsom.com; councilmember.soto-martinez@lacity.org; councilmember.harris-dawson@lacity.o

Cc: cityclerk@lacity.org; askdoj@usdoj.gov; hud-pihrc@ardentinc.com; jameel.e.hill@hud.gov; timothy.a.still@hud.gov; ben.luu@hud.gov

Date: Monday, November 20, 2023 at 10:18 AM PST

---

Dear Council Members/Committees:

I submitted Public Comments via the City portal and they were published by the City Clerk around November 13, 2023. However the City Clerk system published the attachments I submitted but not the intro part of the submissions. For your convenience I submit the intro for each of the submissions.

### **Council File 23-1020**

Motion (Padilla - Blumenfield - McOsker) relative to a report with information regarding any current use of Artificial Intelligence (AI) in the City; best practices to ensure that AI systems are used efficiently Citywide; and, an AI utilization report evaluating climate, energy saving, and environment programs currently in development, and related matters. I give my support w reservations. We should consider safeguards for privacy and confidentiality. Recently a court appeared to rule (see court case minute order TSC case 23STCP00644) that emails will be excluded from the court record as if to say electronic communications are not recognized by the Court. This is to say that the Court may decide that AI communications cannot be proven and used as evidence. This will be problematic.

CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The

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## **Council File Number: 23-0600-S111**

### **Comments for Public Posting:**

CONSIDERATION OF MOTION (RODRIGUEZ FOR BLUMENFIELD – KREKORIAN) relative to the Fiscal Year 2023-24 First Financial Status Report (FSR). I Object on the grounds no money is being allocated to investigate corruption and state Unruh Act (CC 51,52) violations by the employees of the Los Angeles Housing Department. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a ..... who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi

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## **Council File Number: 20-1178-S3**

### **Comments for Public Posting:**

CD 15. PUBLIC SAFETY COMMITTEE REPORT relative to the redeployment of the Therapeutic Van Pilot Program serving the Harbor Area to a more operationally advantageous facility. I support with reservations because no money is being allocated to investigate corruption and state Unruh Act (CC 51,52) violations committed by the employees of the Los Angeles Housing Department. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a ..... who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption. Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222. Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222. Email October 31, 2023. Preliminary review of your AR. Email November 1, 2023. More documents for the Court AR. Notice filed TSC 11/2/2023 (with court

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**Council File Number: 23-1200-S151**

**Comments for Public Posting:**

CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING AND DISABILITY COMMITTEE REPORT relative to the appointment of Carola Sanchez to the Commission on Community and Family Services. I object on the grounds no money is being allocated to investigate corruption and state Unruh Act (CC 51,52) violations committed by the employees of the Los Angeles Housing Department. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a ..... who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption. Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222. Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222. Email October 31, 2023. Preliminary review of your AR. Email November

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**Council File Number:** 23-1200-S152

**Comments for Public Posting:**

23-1200-S152 NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the appointment of Alejandra Velasquez to the Board of El Pueblo de Los Angeles Historical Monument Authority Commissioners. I Object on the grounds no money is being allocated to investigate corruption and state Unruh Act (CC 51,52) violations by the employees of the Los Angeles Housing Department. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a ..... who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption. Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222. Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied -

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Please correct your records.

Attached also is a copy of the latest code violation complaint submitted to the City, city number 876337. All rights reserved.

**Geary Juan Johnson**

**1522 Hi Point St 9**

**Los Angeles CA 90035**

Phone 323-807-3099

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.



2023-11-14 Code Vilolation Complaint 876337.pdf  
11MB

## **Public Communications Submission November 25, 2023 by Geary J. Johnson. Los Angeles, California,**

CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court. The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a .....who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption.

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"City Council Public Postings Show Fraud and Corruption". <https://wp.me/P57D2C-1y0> .

"Code enforcement complaints to LAHCID and LADBS Los Angeles".

<https://wp.me/P6ztbL-i>

## Attachment Emails

Re: Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES  
Tuesday, November 21, 2023 at 02:04 PM PST

Re: Regarding the REAP complaints. LASC Case 23STCP00644  
Tuesday, November 21, 2023 at 02:55 PM PST

Re: Hi Point 1522 LLP - Cease Contact with Meghan Hayner- Illegal Storage at  
Stall #13. Tuesday, November 21, 2023 at 05:50 PM PST

Re: Case CASE NO. 23STCP00644 JOHNSON V CITY OF LOS ANGELES  
Tuesday, November 21, 2023 at 01:59 PM PST

Re: Your Opposition to Motion to Augment and Your Proposed Motion to Strike-  
Request to Meet and Confer. Tuesday, November 21, 2023 at 04:00 PM PST

Re: Regarding the REAP complaints. LASC Case 23STCP00644. Tuesday,  
November 21, 2023 at 06:15 PM PST

Submissions of Public Comments Somehow Cut off and Code Violation Complaint  
876337. Ongoing Harm and Continuing Damages. Monday, November 20, 2023 at  
10:18 AM PST

**23-1184 HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Shell Service Station and Super Mart, located at 11274 North Laurel Canyon Boulevard, San Fernando, California 91340. I oppose this.. 23-1118. PUBLIC SAFETY COMMITTEE REPORT relative to the California Budget Act of 2022 grant award for the Use-of-Force (UOF) and De-escalation Training Pilot Program, and proposed Agreement with Performa Labs, Inc. to provide use-of-force, de-escalation, and communications training to sworn officers. I oppose this. 19-0494. ADMINISTRATIVE EXEMPTION and TRADE, TRAVEL AND TOURISM COMMITTEE REPORT relative to approving the Third Amendment to a Contract with The Revenue Markets, Inc., dba TRMI Systems Integration, to extend the term and increase contract authority, to cover the operations and maintenance support services for the Automatic Vehicle Identification System at Los Angeles International Airport (LAX). I oppose this.**