

Re: Parking Stalls Are Available at 1522 Hi Point St. Intercom Still Not working Unit 9. Ongoing harm and new evidence. Case CRD Case 202305-20745222

From: G Johnson (tainmount@sbcglobal.net)

To: thao.tran@lacity.org

Cc: askdoj@usdoj.gov; ben.luu@hud.gov; jameel.e.hill@hud.gov; albert.e.proctor@hud.gov; ciaran.mcevoy@usdoj.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.lee@lacity.org; 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; openjustice@doj.ca.gov; susan.davenport@calcivilrights.ca.gov; skylight.propertymgmt@gmail.com; info@powercapitalgrp.com; michel.abajan@lacity.org; augustus.albas@lacity.org; sabas.alonso@lacity.org; darryl.arnold@lacity.org

Bcc: media@jewishla.org; communityguide@jewishla.org; myglobalkindness@yahoo.com; ncjwlamain@aol.com

Date: Monday, April 15, 2024 at 03:16 PM PDT

Thanks for your March 14, 2024 email.

You appear to be ignorant of the issues in this case and particularly ignorant of the jurisdiction of the LAHD, code enforcement, RSO, and REAP departments.

I will summarize but I suggest you read the LAMC next time before you attempt to show your ignorance.

You state, "Landlords are not obligated by law to provide an operating intercom and gated parking to tenants, therefore our office would not be able to intervene on this matter." I disagree in that a landlord is first obligated to provide what is in the rent agreement. Since maintenance and repairs and parking is in the rent agreement, then by law the landlord is required to provide an operating intercom and gated parking. I add that the intercom system was authorized by the city when the building was built in 1974 and the parking and tandem parking was also authorized by the city issuing of the COO. That the parking is gated was authorized by the city on the Capital Improvements Application in which the owner has to get a city permit to install the motor for the security parking gate, although my complaints are not about the fact the parking is gated. Finally I quote the definition of housing services under the LAMC which shows the LAHD has jurisdiction over the operating intercom and parking.

Notice the words that say "including but not limited to" because similar words occur in the state Building and Safety code in that the city code enforcement, by nature of a tenant complaint, and due to the state code, gives the city Housing jurisdiction over the intercom system and parking:

Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also

includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services). (Emphasis underlined).

The LAMC section 151.02 gives the city jurisdiction over maintenance as well as parking. Do you disagree? Can you define "including but not limited to"?

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

On Thursday, March 14, 2024 at 01:30:32 PM PDT, Thao Tran <thao.tran@lacity.org> wrote:

Hi Mr. Johnson,

I apologize for the late response. Unfortunately, LAHD enforces code violations in building and safety codes to reverse and alter trends of deterioration, such as deferred maintenance of plumbing, electrical, or mechanical systems. Landlords are not obligated by law to provide an operating intercom and gated parking to tenants, therefore our office would not be able to intervene on this matter.

That said, you contact the [Housing Rights Center](#) for guidance if you feel services are being withheld due to your race. I apologize that our office can not be more helpful in this matter.

Respectfully,



cd5.lacity.gov

Thao N. Tran (She/Her)
FIELD DEPUTY - MID-CITY WEST/CARTHAYS
O: (213) 473-7005
C: (213) 898-4959

Los Angeles City Hall
200 North Spring St., Room 440
Los Angeles, CA 90012

On Mon, Mar 4, 2024 at 6:16 PM G Johnson <tainmount@sbcglobal.net> wrote:

Hi. Thanks for showing neighborly concern. I will try to be brief as the narrative frequently changes.

LAHD/REAP/CODE ENFORCEMENT

I am a current tenant since 2010 (with my roommate). Over the years the LAHD, et al has taken the position that I am not entitled to the security of an intercom and gated tandem

parking stall. My rent includes payment for the maintenance, intercom, and tandem parking. The LAHD has also taken the position that the state Health and Safety laws do not give them authority over intercoms. I let them know that the state Building and Safety Department said that LAHD does have authority over the entire property and all housing services including the intercom and parking. REAP complaints and code enforcement complaints (since 2014 to current) have not resulted in the intercom in my unit being repaired or the tandem parking stall being provided although at one time I did have a working intercom and for four years parked in a tandem parking stall. My stance on the parking is that the current single parking stall can be maintained to make it a tandem stall which I feel is a maintenance issue under the authority of the code enforcement and REAP divisions. The intercom does not work in my unit. An Akuvox outside system was installed in April 2023 but it has no connection to my unit. The outside box "contacts" button lists all apartments but does not list tenant names but when the button is pushed the person will see "network unavailable" and not be able to reach the tenant; this impacts deliveries, guests, and emergency responders. I have not been given any written documentation by the owner as to how to use the Akuvox system and it indeed does have an intercom capability. Calling the Akuvox company they said the owner needed to supply me with a smartphone and internet to use the Akuvox. I have not been supplied with a smartphone or internet for purposes of the owner-supplied housing services.

THE OWNER SAYS ON THE INTERCOM and TANDEM PARKING

The current owner said in 2021 that I am entitled to a working intercom as soon as it is rewired. The current owner said in writing (2023) that as of 2021 I was first come first served to receive a tandem parking stall but I have not yet been assigned one even though I see numerous vacant stalls; the owner also verified in 2023 that we should have a working intercom.

So as of today, no working intercom and no tandem parking stall. I even provided a written request from my doctor (letter dated April 12, 2023) for a reasonable accommodation for such services, but such a request was not fulfilled.

All this is known to the Housing Department.

Numerous buildings on this street alone have working intercoms, whether multifamily or condominiums. **Intercom and gated parking are for safety and security.** IMO these are ongoing concerns since I continue to pay rent.

Sincerely,

Geary Juan Johnson
Phone 323-807-3099

On Monday, March 4, 2024 at 04:15:06 PM PST, Thao Tran <thao.tran@lacity.org> wrote:

Hi Mr. Johnson,

What is the status of your complaint with [LAHD](#)?



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----- Forwarded message -----

From: **Office of Councilmember Katy Yaroslavsky** <councilmember.yaroslavsky@lacity.org>
 Date: Fri, Feb 23, 2024 at 4:31 PM
 Subject: You have been assigned to a ticket
 To: Thao Tran <thao.tran@lacity.org>



COUNCILWOMAN
KATY YAROSLAVSKY
LOS ANGELES COUNCIL DISTRICT 5

You have been assigned to this ticket [#6477 councilmember-katyyaroslavsky.zendesk.com/agent/tickets/6477](https://#6477_councilmember-katyyaroslavsky.zendesk.com/agent/tickets/6477)

Ticket contents here:



G Johnson

Feb 23, 2024, 1:24 PM EST

To whom it may concern Nisi Walton et al:

I was previously told by the owner of the property (via agent Gerst) that I am first come first served for tandem parking stall. I have indicated previous to this email that there are numerous parking stalls vacant as well as tandem stalls 13 and 14 are vacant. I still have not

received notification of what tandem stall I am assigned to. As you know, the cost of parking is included in the rent paid monthly, rent checks have been endorsed by the owner to that effect. Under duress, I have agreed to pay an additional \$50 to be assigned a tandem parking stall. Owner agent also said that as of 2021 I was entitled to a tandem parking stall but I have been passed by as new white tenants have secured the tandem parking stall. That I have not been assigned an available parking stall at this point is outrageous, intentional to cause harm and retaliation because I complained.

The intercom in my unit is still not functioning as intended, while numerous White tenants in the building have a working intercom in their unit or they have been provided the internet to use the Akuvox system. As indicated previously, the code provided to me for the keypad function does not enable me to use the Intercom function of Akuvox nor does the code allow guests, deliveries, emergency responders, friends or relatives to use the intercom function; trying to use the alleged Akuvox intercom functions results in the outside building notice "network unavailable. The intercom and the tandem parking stall (or conversion of stall 8 to a tandem stall) ---and denial of such services--- -are housing services also under the jurisdiction of the City of Los Angeles Housing Department. The City of Los Angeles Housing Department, under the REAP provisions, has the authority to provide the housing services requested and bill the owner. That I have not been provided a working intercom at this point is outrageous, intentional to cause harm and retaliation because I complained.

See the picture attached showing stalls [#13](#) with two cars parked which appears to be new tenants provided a tandem parking stall, while still denied to me ----over a nine year period.

My rent paid entitles me to the use of such services on a daily basis.

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.

I may also incur the billable cost of sending this email by facsimile and USPS Priority Mail.

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Geary Juan Johnson
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City Hall Office

200 N. Spring Street, Suite 440
Los Angeles, CA 90012
213-473-7005

District Office

6380 Wilshire Blvd., Suite 800
Los Angeles, CA 90048
323-866-1828

councildistrict5.lacity.gov



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Date: Monday, April 15, 2024 at 05:33 PM PDT

Dear Thao Tran, city employee:

I do remind you that as regards the law and the non-working intercom, US Postal employees have indicated to me that under federal regulations multifamily dwelling owners must install a "Key Keeper box or an Intercom box with the access" for mail deliveries. I understand that under state law newer apartment buildings require that the fire alarm system must be connected to the intercoms that are located in each unit, but I am still researching this thru the fire department.

As for parking, the LAMC states **For Dwelling Units. (Amended by Ord. No. 176,354, Eff. 1/31/05.)** In all zones, there shall be at least two automobile parking spaces on the same lot with each one-family dwelling thereon, and in any RW Zone there shall be at least two automobile parking spaces per dwelling unit which shall be upon the same lot with the dwelling unit. However, for small lot subdivisions approved pursuant to [Article 7](#) of this Chapter in conformity with the provisions of Section [12.22 C.27.](#) of this Code, the required parking spaces shall not be required to be located on the same lot with each dwelling unit, but shall be provided within the boundaries of the parcel or tract map. The ratio of parking spaces required for all other dwelling units shall be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms. Where the lot is located in an RA, RE, RS, R1, RU, RZ, RMP, or RW Zone, the required parking spaces shall be provided within a private garage. Where the lot is located in an R2 Zone, at least one of the required parking spaces per dwelling unit shall be provided within a private garage. Any door or doors installed at the automobile entry to a garage serving a one or two-family dwelling where one or more required parking spaces is located shall be of conventional design constructed so as to permit the simultaneous entry of automobiles into each required parking space without damaging the door or door frame and constructed so as to permit the flow of air through the automobile entry when the door is in the fully closed position.

Some courts have found that intercoms are an essential service and that failing to maintain them is a breach of the warranty of habitability under state law because it affects the habitability and security of an apartment.

I have provided to you some of the laws that govern the maintenance, intercom, and parking stalls.

An intercom as well as tandem parking is for purposes of health and safety and I am surprised that as a public official, you would not agree with the importance of a working intercom and tandem parking for the health and safety of tenants as well as visitors, deliveries, and medical responders. Would you live in a multi-family building without an intercom and without onsite parking?

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To: Thao Tran <thao.tran@lacity.org>



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KATY YAROSLAVSKY

LOS ANGELES COUNCIL DISTRICT 5

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