

Communication from Public

Name: G Juan Johnson
Date Submitted: 06/20/2025 03:01 PM
Council File No: 25-0473
Comments for Public Posting: CD 10 Housing Element Checklist, and all its appendices, the Proposed Project is within the scope of the program approved in the 2021-2029 Housing Element, and the 2021-2029 Housing Element Environmental Impact Report No. ENV-2020-672-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, adequately describes the activity for the purposes of the California Environmental Quality Act (CEQA), Mitigation Monitoring Program, and related CEQA findings; report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER), Lozeau Drury LLP (Representative: Kylah Staley, Lozeau Drury LLP), from the determination of the LACPC in approving a Project Review, pursuant to Los Angeles Municipal Code Section 16.05 and Section 13B.2.4. of Chapter 1A, for a development project that creates or results in an increase of 50 or more dwelling units or guest rooms; for the demolition of the existing uses, and re-purposing of the existing church building for the construction, use and maintenance of a new eight-story, 262,638 square-foot mixed-use building with 318 dwelling units, including 35 dwelling units set aside for Very Low Income households and 21,482 square feet of commercial space, with a maximum building height of 96 feet over two subterranean levels of parking, the Project includes 234 vehicle parking spaces and a total of 171 bicycle parking spaces (155 long-term spaces and 16 short-term spaces) and 24,431 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies; for the properties located at 550 South Shatto Place; and 3119 West 6th Street, subject to Conditions of Approval; and adoption of project findings. This project is opposed because: MAYOR BASS' S CODE ENFORCEMENT CITES BUILDING FOR UNSANITARY CONDITIONS. On May 8, 2025, after numerous complaints to the mayor and Los Angeles code enforcement, inspector Marke Bridge cited Hi Point Apts at 1522 Hi Point St. The building is owned by 1522 Hi Point LLC and managed by Power Property Management Inc. City complaint 934688 complained about lack of lead safe procedures during sink reglazing, rent controlled building, a gaping hole in rear exterior wall exposing pipes, debris two doors sitting unattached up against building and in unsafe

manner, (two) abandoned vehicles, toxic exhaust fumes into units from parking lot, failure to provide tandem parking stall to tenants, and non- working intercoms system where Black disabled tenants not provided parts to use the service, and malfunctioning hot water tank. The complaint notes the affected health, safety, and welfare of tenants. At least one tenant died in the building when family members and EMR could not reach the tenant due to a malfunctioning intercom system. However, the code violation inspector refused to cite the abandoned vehicles and the doors debris, and refused to cite the intercom system, saying "The city housing is still trying to figure out what to do about intercoms, because the intercom is a luxury, not a necessity." The tenants complained that they would still like the use of the intercom since their rent pays for the repair. Hundreds of city owned properties have intercom systems connecting tenants to the front door; almost every new multifamily dwelling has an intercom system. Some code enforcement inspectors make over \$200,000 dollars per year. Do they comprehend what an intercom is? Many low rent tenants have been forced out of their units in Los Angeles. Now the same landlords who pushed out the low rent tenants, are ironically now accepting section 8 low rent tenants in order to keep the high priced units rented. (PDF Attachments to this Council Submission: emails to City June 16, 17, 18, 19. Post to Next Door social media.) (1094 characters remaining)
(Attachment is 3.1 MB)



Davey GJuanvaldez <hairylegs27@gmail.com>

Arbitrary racially discriminatory pattern and practice response by City government re Intercom and Parking Denials

G Johnson <tainmount@sbcglobal.net>

Mon, Jun 16, 2025 at 5:51 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: "marke.bridge@lacity.org" <marke.bridge@lacity.org>, Vatche Kasumyan <vatche.kasumyan@lacity.org>, Germain Mendoza <germain.mendoza@lacity.org>, Masiss Andriasian <masiss.andriasian@lacity.org>
Cc: "mayor.helpdesk@lacity.org" <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org"
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Dear Mayor Bass Housing employee **Masiss Andriasian**:

I address your arbitrary racially discriminatory pattern and practice response by City government:

You state:

1. Notice to Comply issued May 8, 2025: The *Notice to Comply* issued under Case 932473 is not a *Substandard Notice*. All actions taken were in direct response to your complaint and were processed according to LAHD protocols.

I quote from the notice: "An inspection of the premises had revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the city of Los Angeles municipal code. These conditions, their location on the premises, and the specific violations of the Los Angeles municipal code and or *California Health & Safety Code* are described on the attached pages." (emphasis added)

The notice also says "As a covered entity under title, two of the Americans With Disabilities Act the city of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to which programs services and activities."

As a Black tenant with a disability, I have been denied equal access to city programs and activities (rent control department) as I do not have a working intercom or tandem parking stall.

I complained to the inspector about lack of lead safe practices but the inspector said he had no jurisdiction. But his notice states his jurisdiction. LEAD HAZARD WARNING:

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that

violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution.

2. You state: "**Concerns about unsafe debris and damaged stucco:** The Inspector did cite the damaged stucco, which is currently under repair. At no time were any dangerous or falling hazards observed or ignored. Ongoing repairs are being monitored within the compliance timeframe."

My response: the stucco is still not repaired. Contrary to what you claim, the inspector noted the debris two loose doors as well as the abandoned vehicle but he said he would not cite them because they did not constitute a large enough amount of debris. I disagreed. The picture attached shows the loose doors that constitute a falling hazard if a tenant walks by and they fall. They are not properly stored. See pictures attached.

3. You state:

- **Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance.
- **Non-Operational vehicle in tandem stall #17:** Similarly, LAHD does not regulate the use of private parking stalls for legally owned and privately stored vehicles unless an active health or safety violation exists

My response: I disagree. The owner was previously cited by the housing department on this same issue. This is what the notice to comply stated:

I note the same car in the same stall in year 2023.

2-7-2023 from code enforcement. Case ID: 844729

ZONING VIOLATION

Unapproved open storage, maintenance, dismantling, repairing, or otherwise performing any work upon a vehicle, machine, motor, appliance, or other similar device, other than to effect minor emergency repairs to a motor vehicle. Sections 12.21.A.8(a), 12.21.A.8(b) of the L.A.M.C.

COMMON, Note: White Mercury Sable -License # 6WLZ892 at stall # 4. [1522 S HI POINT ST](#)

In Los Angeles, **abandoned vehicles on private property can be addressed through a combination of city code enforcement and private property owner rights.** California Vehicle Code §22523 prohibits abandoning vehicles on public or private property without consent. Private property owners can also utilize towing procedures, outlined in California Vehicle Code §22658, to remove unauthorized or abandoned vehicles after certain conditions are met, including posting "No Parking" signs. The City of Los Angeles has a process for reporting and potentially towing abandoned vehicles, managed by the Parking Violations Bureau. (Source: Google)

4. You state:

- **Personal opinions regarding officials:** The personal beliefs or hypothetical preferences of any City official, including Inspector Bridge, are irrelevant to the enforcement of housing codes. LAHD staff is committed to providing impartial and professional service in accordance with all municipal regulations and laws.

My response: Sounds like gibberish. When inspector Marke Bridge speaks, he is speaking as a city employee and agent of the city and he is expected to comply with all city, state, and federal civil rights laws. He acts at all times as an employee of the city. He does not get to have personal opinions unless he clearly states he is acting outside of his authority. I was not provided impartial and professional service by Marke Bridge, city employee. I believe his actions regarding stated issues are motivated by race and retaliation as is the pattern of Los Angeles government employees and officials.

5. You state:

- **Lead-Safe work practices:** All LAHD Inspectors are trained to identify unsafe practices, including those involving potential lead-based paint hazards. At no time was hazardous lead activity observed that would warrant a citation or violation.

My response: I disagree. I showed the inspector the accumulation of white lead based dust throughout my unit as a result of the resurfacing of the bathroom sink. The inspector made no attempt to take pictures of the lead particles contaminating my unit. He only said I would have to talk to the owner.

6. You state:

- **Photographs taken during repairs:** It is standard industry practice for contractors to document repairs with before-and-after photos to verify compliance and ensure quality control.

My response: I was making the statement about the pictures to say that maintenance people were on the property and took pictures of the bathroom sink and kitchen repair, so I did not see a need for the owner to inspect the unit again since his own workers had already been in the unit and took pictures.

7. You stated:

- **Notice to Enter – June 13, 2025:** Under California Civil Code §1954, a property owner may enter a rental unit to conduct repairs with a minimum of 24-hour written notice. Your complaint prompted the *Notice to Comply* for the kitchen area. The owner is entitled to enter the unit to correct the cited issue. Refusal to grant access may result in case closure due to tenant interference and could potentially constitute grounds for eviction.

My response: what law are you speaking of when you say "grounds for eviction." I note that you need to be aware of the law that says a tenant cannot be required to be in the unit for repairs or inspections. The owner came out around June 13 but I am not aware that he entered because no note was left. Nonetheless, I was not available and not required to be there. The owner has his own copy of the key at all times. **Stop harassing tenants over this issue.**

You appear to be supporting the notice to enter, but the notice does not comply with the law in that it does not state the approximate time that the entry will be made.

8. You stated:

- **Parking stall assignment:** Tandem parking assignments are governed by the terms of your lease agreement. LAHD does not regulate or enforce parking space arrangements unless they affect the habitability of the unit.

My response: I disagree. The LAHD has authority over the habitability as well as the health and safety and welfare of the tenants. Health, safety, and welfare includes all housing services available to the tenant including parking. It is the city approved COO for the building that requires 27 parking stall; the city housing has authority over the striping of the parking stalls. The city has authority over the parking stalls. See the tenant anti-landlord harassment ordinance.

The City code enforcement has jurisdiction over the entire premises which includes the parking and striping for the parkng. Do you disagree? The Health and Safety Code states that your department has jurisdiction over the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or **welfare of the public** or the occupants thereof shall be deemed and hereby is declared to be a substandard building...

Not having a working intercom and tandem parking stall endangers Black unit 9 tenants' "health, property, safety, and welfare of the occupants".

The Tenant Anti-Harassment Ordinance provided in this article augments existing protections provided to residential tenants under state, federal, and local laws to prohibit and deter tenant harassment by landlords in all rental units, including singlefamily residences and condominiums. This Ordinance provides an aggrieved tenant with a private right of action and affirmative defense in eviction, ejectment, and other actions. The Ordinance also makes violations a criminal offense.

Rental Unit. “Rental Unit” refers to all dwelling units, efficiency dwelling units, guest rooms, and suites, as defined in Section 12.03 of this Code, all housing accommodations as defined in Government Code Section 12927, all duplexes, condominiums and single-family homes in the City of Los Angeles, rented or offered for rent for living, dwelling and/or human habitation purposes, the land and buildings appurtenant thereto, and all housing services, privileges, furnishings, and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. (Source city Tenant Anti-Harassment Ordinance)

RAC 410.04

Housing Services Defined

“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).”

HEALTH AND SAFETY CODE - HSC

SUBSTANDARD HOUSING 17920.3.

Any building **or portion thereof** including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or **welfare of the public** or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall **include, but not be limited to**, the following:

The Tenant Anti-Harassment Ordinance provided in this article augments existing protections provided to residential tenants under state, federal, and local laws to prohibit and deter tenant harassment by landlords in all rental units, including singlefamily residences and condominiums. This Ordinance provides an aggrieved tenant with a private right of action and affirmative defense in eviction, ejectment, and other actions. The Ordinance also makes violations a criminal offense.

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Your arbitrary discrimination is unlawful under the State of California Unruh Act.

9. YOU STATED:

- **Intercom systems and City responsibility:** The City of Los Angeles, including the Mayor's Office, does not mandate intercom systems in multifamily dwellings unless required by specific building or accessibility codes. The Los Angeles Department of Building and Safety (LADBS) is the authority for construction code enforcement.
- **Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference.

My response: My reasons are already stated in the section addressing the parking stall assignment, and the legal obligations of the City under applicable city and state law. If the intercom does not work, it is a repair issue under the jurisdiction of the City because the city LAMC says that "maintenance" is a housing service. In court case Johnson vs City of Los Angeles, Case No.: **23STCP00644**, the City mounted a similar argument that the "intercom" and "tandem parking" were luxuries; the Court disagreed and said "they are still housing services."

You state that according to building codes, intercom systems are considered "amenities, not necessities." **Please provide the building codes you are referring to.** My rental agreement does not say the intercom is an amenity or luxury. My rental agreement does not preclude the intercom from repairs.

You state: "At the time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted." What is the basis for that statement in that my rental agreement does not mention the intercom by word, and the only thing I agreed to was that all was in working order. So you have no basis to say the intercom was non-operational. But you are speaking of the intercom in 2010, which is still in my unit; the current owner put another system in around 2023 and that one does not work either.

You state: "Health and safety standards are determined by code requirements—not by tenant preference." My response: you are speaking gibberish. I did not put the two intercoms there; the owner did. Health and safety codes include maintenance.

The intercom is a necessity. How else am I to screen those who are at the front of the building? What is your answer? Where does the rental agreement state that the intercom at the front of the building is an amenity?

A housing amenity becomes a necessity **when its absence significantly impacts a resident's comfort, safety, or ability to live comfortably in their dwelling.** What was once considered a luxury, like in-unit laundry or air conditioning, can evolve into a necessity due to changing tenant expectations and evolving standards of living.

Here's a more detailed breakdown:

Factors that turn an amenity into a necessity:

Changing tenant expectations:

Over time, what was once considered a desirable extra can become an expected standard. For example, dishwashers and in-unit laundry facilities are now commonly seen as necessities by many renters.

Regional climate and lifestyle:

In areas with extreme temperatures, air conditioning and heating become essential for basic comfort and health. Similarly, in areas with limited parking, dedicated parking spaces can be crucial for residents.

Health and safety:

Amenities like proper ventilation, functional plumbing, and **secure entry systems** are fundamental for a safe and healthy living environment.

Technological advancements:

High-speed internet access has become essential for remote work and communication, making it a necessary amenity for many renters.

Accessibility:

For some, accessibility features like ramps, elevators, and grab bars are necessities for independent living.

Examples of amenities that have become necessities:

- **Air conditioning and heating:** Essential for maintaining comfortable and safe temperatures indoors, particularly in extreme climates.
- **In-unit laundry (washer/dryer):** Saves time and effort, eliminating the need for laundromats and making daily life more convenient.
- **Dishwasher:** Another time-saving appliance that contributes to a more efficient and convenient kitchen.
- **High-speed internet:** Crucial for remote work, online education, and entertainment.
- **Secure entry and safety features:** Essential for creating a safe and secure living environment.

- **Parking:** In areas with limited parking, dedicated parking can be a necessity for residents.

In Los Angeles, building safety intercom systems **often require permits, especially for larger installations like multi-unit residential or commercial buildings.** Permits ensure compliance with building codes and safety standards. Before installing or modifying an intercom system, it's crucial to check with the [Los Angeles Department of Building and Safety \(LADBS\)](#) for specific requirements. (Source : Google AI)

I wrote June 10, 2025 in part:

"I am sure Mr. Bridge and Mayor Bass would want their family and friends to have the health, safety, and welfare provided by an intercom system; I am sure that Mr. Bridge and Mayor Bass would not believe that health, safety, and welfare is not a necessity for their own family, friends, and guests." My response: Were you planning to answer this?

Note the court case in which the City argued the same issue that the Intercom and the parking were luxuries, not necessities. The judge ruled that "they are still housing services."

There is no LAMC that gives the discriminatory housing department the right to declare a housing service a "luxury" in order to deprive Black tenants of the full and equal use of that housing service.

How many city owned, operated, or funded multifamily dwellings have intercom systems? How many of those tenants were told and by whom that the intercom is "luxury"?

I see numerous ads on the internet for city building intercoms and not one of them describes an intercom system as a "luxury". What right do you feel you have to discriminate against Blacks in this manner?

I am still without a working intercom and tandem parking stall, such services under the authority of the city government of Los Angeles.

SEE BELOW DUTIES OF CODE ENFORCEMENT. The Mayor should terminate your employment because you have lied about the duties of code enforcement employees.

Intercoms are (as stated above) are "secure entry systems (that) are fundamental for a safe and healthy living environment." **So intercoms are reserved for you and Mayor Karen Bass but not for tenants like me in unit 9?**

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

C: Housing code enforcement employee Marke Bridge via email;
The Hon. Judge David O. Carter; Apartment Owners Association of Los Angeles

RAC 410.04

Housing Services Defined

"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)."

**HEALTH AND SAFETY CODE - HSC
SUBSTANDARD HOUSING 17920.3.**

Any building **or portion thereof** including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or **welfare of the public** or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall **include, but not be limited to**, the following:

2-7-2023 from code enforcement

ZONING VIOLATION

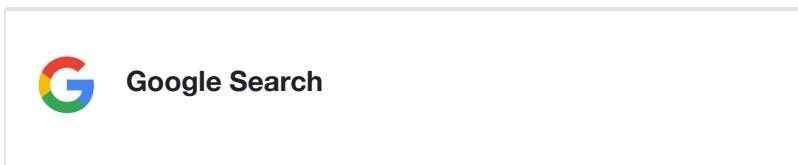
Unapproved open storage, maintenance, dismantling, repairing, or otherwise performing any work upon a vehicle, machine, motor, appliance, or other similar device, other than to effect minor emergency repairs to a motor vehicle. Sections 12.21.A.8(a), 12.21.A.8(b) of the L.A.M.C.

COMMON, Note: White Mercury Sable -License # 6WLZ892 at stall # 4. 1522 S HI POINT ST

If one unit is substandard, the entire building is deemed to be substandard. That is what your housing department used to say. Remember?

- The City of Los Angeles owns a substantial number of properties, including vacant lots, which are being assessed for their potential for affordable housing development. (Source: Google)

The city of Los Angeles, through the Los Angeles Housing Department (LAHD) (.gov), owns and manages a large number of properties, including apartment buildings. The **Housing Authority of the City of Los Angeles (HACLA)** owns and/or operates 14 large family developments with **6,364 units**.

LAHD Affordable Housing Projects:

LAHD is involved in affordable housing projects that provide over 500 units annually throughout the city.

Additionally, HACLA owns and manages a citywide portfolio of approximately 9,355 units. LAHD is also involved in the development of new affordable housing projects, adding more units each year.

DUTIES OF CODE ENFORCEMENT

Code enforcement officers ensure compliance with local laws and regulations, primarily related to property maintenance, zoning, and building standards. They work to protect public health, safety, and welfare, and also maintain community aesthetics and property values. Their work can involve investigating complaints, conducting inspections, and taking actions like issuing warnings, citations, or pursuing legal action to address violations. (Source: Google AI).

More specifically, code enforcement typically deals with:

Building and Property Maintenance:

This includes issues like unsafe structures, unpermitted construction, lack of proper inspections, overgrown vegetation, trash accumulation, and dilapidated structures.

Zoning and Land Use:

They enforce regulations regarding how properties can be used, ensuring they comply with zoning laws.

Health and Safety:

This involves addressing issues like unsafe living conditions, improper storage of hazardous materials, and other violations that could pose a risk to public health.

Code enforcement can also address nuisances like abandoned vehicles, excessive noise, and other issues that affect the quality of life in a community.

Enforcement Actions:

Code enforcement officers typically have a multi-step process for addressing violations. This can include:

- 1. Initial Investigation:** Investigating complaints and conducting inspections.
- 2. Notice of Violation:** Informing the property owner of the violation and the steps needed to correct it.
- 3. Corrective Action:** Giving the property owner a deadline to resolve the issue.

4. Citations and Fines: If the violation is not corrected, citations and fines may be issued.**5. Legal Action:** In more serious cases, the local government may pursue legal action, such as filing a lien on the property or seeking a court order to address the violation.

On Monday, June 16, 2025 at 10:34:52 AM PDT, Masiss Andriasan <masiss.andriasan@lacity.org> wrote:

Dear Mr. Johnson,

The Los Angeles Housing Department (LAHD) has received your email dated June 10th, regarding the property located at 1522 Hi Point.

After reviewing the items you identified, we would like to provide the following responses:

- **Code violation case 934668:** Please note that Case 934668 does not pertain to the subject property. The correct case number associated with your unit is 934688, which has been combined with your previously filed Case 932473. A *Notice to Comply* (NTC) was issued—not a *Substandard Notice*.
- **Notice to Comply issued May 8, 2025:** The *Notice to Comply* issued under Case 932473 is not a *Substandard Notice*. All actions taken were in direct response to your complaint and were processed according to LAHD protocols.
- **Concerns about unsafe debris and damaged stucco:** The Inspector did cite the damaged stucco, which is currently under repair. At no time were any dangerous or falling hazards observed or ignored. Ongoing repairs are being monitored within the compliance timeframe.
- **Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance.
- **Non-Operational vehicle in tandem stall #17:** Similarly, LAHD does not regulate the use of private parking stalls for legally owned and privately stored vehicles unless an active health or safety violation exists.
- **Removal of notices and wall repairs:** LAHD does not monitor the posting or removal of inspection notices. However, as stated in the *Notice to Comply* issued on May 8, the property owner has 30 days to correct cited items, including wall damage near the laundry area.
- **Intercom systems and City responsibility:** The City of Los Angeles, including the Mayor's Office, does not mandate intercom systems in multifamily dwellings unless required by specific building or accessibility codes. The Los Angeles Department of Building and Safety (LADBS) is the authority for construction code enforcement.
- **Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference.
- **Lead-Safe work practices:** All LAHD Inspectors are trained to identify unsafe practices, including those involving potential lead-based paint hazards. At no time was hazardous lead activity observed that would warrant a citation or violation.
- **Notice to Enter – June 13, 2025:** Under California Civil Code §1954, a property owner may enter a rental unit to conduct repairs with a minimum of 24-hour written notice. Your complaint prompted the *Notice to Comply* for the kitchen area. The owner is entitled to enter the unit to correct the cited issue. Refusal to grant access may result in case closure due to tenant interference and could potentially constitute grounds for eviction.
- **Prospective buyers and property access:** LAHD does not intervene in the sale of privately owned properties. However, any entry for such purposes must comply with state-mandated notice requirements.
- **Photographs taken during repairs:** It is standard industry practice for contractors to document repairs with before-and-after photos to verify compliance and ensure quality control.
- **Parking stall assignment:** Tandem parking assignments are governed by the terms of your lease agreement. LAHD does not regulate or enforce parking space arrangements unless they affect the habitability of the unit.
- **Personal opinions regarding officials:** The personal beliefs or hypothetical preferences of any City official, including Inspector Bridge, are irrelevant to the enforcement of housing codes. LAHD staff is committed to providing impartial and professional service in accordance with all municipal regulations and laws.

If you have further questions or concerns, you are welcome to contact our office directly. LAHD remains committed to ensuring safe, habitable housing and to enforcing municipal code requirements thoroughly and fairly. For questions related to the Rent Stabilization Ordinance (RSO), please call LAHD at (888) 557-RENT or visit our website at <https://housing.lacity.gov>.

Sincerely,

--

Masiss Andriasan

Senior Housing Inspector

Regulatory Code & Compliance Bureau

Code Enforcement Division

Los Angeles Housing Department

E:masiss.andriasan@lacity.org

C:310-524-1263



3 attachments — [Download all attachments](#) [View all images](#)**2025-6-16 Dangerous Doors Debris at 1522.jpg**
878K [View Download](#)**2025-6-16 Hole in wall by laundry 1t 1522.jpg**
1090K [View Download](#)

2025-6-10 Email Owner re Marke Services.pdf
43K [View as HTML](#) [Download](#)



Davey GJuanvaldez <hairylegs27@gmail.com>

Lying, Cheating, and Stealing by city employees

1 message

G Johnson <tainmount@sbcglobal.net>

Tue, Jun 17, 2025 at 11:16 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

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Lying, Cheating, and Stealing by city employees

Is your purpose to kill me off as a tenant?

I further respond to your June 16, 2025 email.

1. You state: **"Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non- operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference."

Besides racism, corruption, and stupidity, what is your motivation here? No repairs to the intercom demands, no tandem parking in response to my tandem parking demands, why are you acting in concert with the owner to deny me housing services? Is your purpose to kill me off as a tenant?

Your statement indicates you are lying.

In 2010 I moved into the subject address.

The city housing has a copy of the rent agreement and it also was an exhibit in Court case against the City of Los Angeles, 23STCP00644. GEARY J. JOHNSON VS LOS ANGELES HOUSING DEPARTMENT, ET AL.

In 2010 when I moved, the signed rent agreement said everything was in good condition working order. The phrase also used was “including but not limited to”.

It is four years later, 2014, a new owner takes ownership of the property. That owner then says that the intercom system is not working. In short order he installs new intercoms in select units, disconnects my intercom wiring and never replaces it even though the non-working unit is still in my apartment. It was the owners act of retaliation because I complained about the parking. The evidence in the city possession is that the owner was working on the non-functioning units. Mine is never repaired or replaced and becomes repeated subject of numerous code violation and city housing complaints.

This is the extent city employees go to not only practice racism but also to lie, cheat, steal and abuse tax payer dollars. Out of one cheek the mayor seeks federal and state assistance and out the other cheek she denies housing services. City government corruption.

So the complaint I file around 2014 notes it is the owner (not me) who says the intercom system is not working.

You stated: “At the time of your lease agreement, the intercom system was non- operational, and this condition was acknowledged and accepted.” That is a lie. The rental agreement of 2010 clearly shows that everything in the unit was received in good condition and repair; there is no mention of any intercom system that was non-operational. If you have written acknowledgment and acceptance by me, please forward me a copy because there is no such document in my possession nor in the thousands of pages of documents filed with the Court by the City of Los Angeles. **That becomes another lie by you.**

What is your definition for amenity? The code inspector Marke Bridge called it a “luxury”.

What is your definition for necessity? Do you understand that an amenity could be a necessity because an amenity is also a housing service.

Yes, an amenity can be considered a housing service. Amenities are features or services that enhance the comfort, convenience, or enjoyment of a living space, often going beyond the basic necessities. They can include things like fitness centers, swimming pools, or laundry facilities, and these are often provided for the use of residents within a housing complex. (Source: Google AI)

Necessity defined: the need for something; something that you need, **especially in order to live.**

What is your definition of intercom? What is it used for?

I have read some of the Building and Safety codes that require an intercom system in all buildings for purposes of fire alarms and emergency responders and these tend to be commercial buildings IMO but also seem to cover commercial buildings used for residences like a twenty story apartment building.

“Yes, intercoms are often used for safety purposes. They allow for quick and direct communication, which can be crucial in emergency situations. Intercoms can be used to alert people to potential dangers, facilitate communication during evacuations, and enhance overall security by allowing for verification of visitors before granting access.

Here's a more detailed breakdown:

- Emergency Communication: Intercoms are a reliable way to broadcast emergency messages to a large group of people, such as in schools or large buildings, during events like fires, severe weather,

or active shooter situations.

- Visitor Verification: Intercom systems with video capabilities allow occupants to see and speak with visitors before granting them access, helping to prevent unauthorized entry.
- Security Enhancement: Intercoms can be integrated with security systems, providing an extra layer of protection and deterring potential threats, according to security journals.
- Help Points: Intercoms can serve as help points, enabling individuals to quickly contact security or emergency personnel in case of an incident.
- Remote Door Control: Some intercom systems allow users to remotely unlock doors, providing a convenient way to manage access and security from a distance" (Source: Google AI)

This article above mentions the words: safety, communication, emergencies, verification of potential dangers and visitors; if you feel that these types of things are not necessary for tenants like myself to have, then how do I achieve those goals without an intercom system?

2. Your email claims you are dedicated to “ensuring safe, habitable housing and to enforcing municipal code requirements thoroughly and fairly”.

My response: You are lying. It is not safe for me to live in a building without a working intercom because the purpose of an intercom is for purposes of safety. The attorney for Hi Point 1522 LLC said in the court case (Johnsons vs City of Los Angeles) that the newest intercom system is for the use of all tenants, so why do I not have one that works? Also, “Key aspects of habitable housing include: **Safe Access:** There should be safe and secure access to and from the dwelling, including functioning locks.” Since you refuse to cite the owner for the non-working intercom and denial of intercom parts, there is no safe and secure access to and from the dwelling. Also, as far as the intercom system and tandem parking, you have not been thorough and you have not been fair i.e. the state Unruh Act. The LAMC Sec. 151.02 defines housing services; you have neither been thorough or fair in complying the city definition of housing services which states tenants like myself are entitled to “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.” I am clearly being denied housing services such as “tandem” parking, “any other benefits and privileges” such as intercom service and the parts to use it. Your own Tenant Anti-Harassment Ordinance denies rental unit as including “all housing services, privileges, furnishings supplied in connection with the use of occupancy thereof...”. Yet you appear unwilling to accept these government definitions when it comes to my tenancy.

By leaving out the validity of the intercom as a necessity, you are neither being thorough or fair. **Another lie on your part.**

"In Los Angeles, intercom systems in buildings must comply with specific building codes, particularly concerning **emergency communication** and accessibility. These codes mandate two-way communication systems at elevator landings for accessible means of egress and in specific areas like **areas of refuge**. Additionally, **residential units** in public housing may require specific communication features.

Key requirements and considerations:

- Emergency Communication:
 - Two-way communication systems are required at elevator landings serving accessible floors above or below the level of exit discharge.
 - These systems must comply with Section 1009.8 of the building code, which outlines requirements for two-way communication systems.
 - Exceptions exist, such as when two-way communication is provided within areas of refuge or when dealing with specific elevator types.
 - Emergency voice/alarm communication systems require emergency power for a specific duration.
- Accessibility:
 - In public housing, a certain percentage of residential units must provide communication features, as detailed in Section 11B-809.5.
 - The ground floor of a building, if above grade, must have accessible routes to all dwelling units.
- General Installation:
 - Intercom and similar outlets require boxes installed as per electrical outlet box requirements.
 - The scope of the intercom installation project determines whether a work permit is needed.
 - The National Electrical Code (NEC) (NFPA 70) provides standards for the safe installation of electrical systems, which includes intercom systems.
- Sound Transmission:
 - Building codes address airborne and impact sound insulation between dwelling units and public areas.
- Permits:
 - Permits are often required for intercom installations in Los Angeles, depending on the scope of the project

My response: if a permit is needed to install an intercom in my building, then that permit is under the jurisdiction of the code enforcement department and that permit is mandatory.

AI Overview

Yes, an intercom system is generally considered an amenity in apartment buildings and other multi-unit residential properties in Los Angeles.

Here's why:

- Security and Convenience: Intercom systems, especially video intercoms, are recognized as valuable tools that enhance security and convenience for residents. They allow residents to:
 - Verify the identity of visitors before granting access.
 - Remotely grant access to visitors through smartphones or keypads.
 - Receive package deliveries more easily.
- Tenant Preferences: Many residents, particularly in urban areas like Los Angeles, value and seek out buildings that offer amenities that improve safety and simplify daily life, making intercoms a desirable feature.
- Common Use in Multifamily Properties: Intercom systems are commonly installed in multi-unit residential buildings to manage resident and visitor access effectively.

In summary, while the Los Angeles Building and Safety department might not specifically define an intercom as a mandatory amenity based on codes alone, it's widely regarded as an amenity due to its practical benefits for residents and property management in the city's context. (Source Google AI).

3. You state: "**Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance." Here you admit that the city has jurisdiction if the vehicles is an obstruction or nuisance; I have clearly proven the vehicles as obstruction to getting a tandem parking stall and I have reported them as a nuisance, so where is your thorough and fair response to that? None.

4. What are the qualifications for me to get a working intercom and the parts to use it? What are the qualifications for me to get a tandem parking stall? You work in concert with the property owner, so what is your response? If you took action on the two cars parked in the lot illegally, then that would be two more stalls available for me to have a tandem parking stall.

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
Phone 323-807-3099

On Monday, June 16, 2025 at 10:34:52 AM PDT, Masiss Andriasan <masiss.andriasan@lacity.org> wrote:

Dear Mr. Johnson,

The Los Angeles Housing Department (LAHD) has received your email dated June 10th, regarding the property located at 1522 Hi Point.

After reviewing the items you identified, we would like to provide the following responses:

- **Code violation case 934668:** Please note that Case 934668 does not pertain to the subject property. The correct case number associated with your unit is 934688, which has been combined with your previously filed Case 932473. A *Notice to Comply* (NTC) was issued—not a *Substandard Notice*.
- **Notice to Comply issued May 8, 2025:** The *Notice to Comply* issued under Case 932473 is not a *Substandard Notice*. All actions taken were in direct response to your complaint and were processed according to LAHD protocols.
- **Concerns about unsafe debris and damaged stucco:** The Inspector did cite the damaged stucco, which is currently under repair. At no time were any dangerous or falling hazards observed or ignored. Ongoing repairs are being monitored within the compliance timeframe.
- **Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance.
- **Non-Operational vehicle in tandem stall #17:** Similarly, LAHD does not regulate the use of private parking stalls for legally owned and privately stored vehicles unless an active health or safety violation exists.
- **Removal of notices and wall repairs:** LAHD does not monitor the posting or removal of inspection notices. However, as stated in the *Notice to Comply* issued on May 8, the property owner has 30 days to correct cited items, including wall damage near the laundry area.
- **Intercom systems and City responsibility:** The City of Los Angeles, including the Mayor's Office, does not mandate intercom systems in multifamily dwellings unless required by specific building or accessibility codes. The Los Angeles Department of Building and Safety (LADBS) is the authority for construction code enforcement.
- **Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference.
- **Lead-Safe work practices:** All LAHD Inspectors are trained to identify unsafe practices, including those involving potential lead-based paint hazards. At no time was hazardous lead activity observed that would warrant a citation or violation.
- **Notice to Enter – June 13, 2025:** Under California Civil Code §1954, a property owner may enter a rental unit to conduct repairs with a minimum of 24-hour written notice. Your complaint prompted the *Notice to Comply* for the kitchen area. The owner is entitled to enter the unit to correct the cited issue. Refusal to grant access may result in case closure due to tenant interference and could potentially constitute grounds for eviction.
- **Prospective buyers and property access:** LAHD does not intervene in the sale of privately owned properties. However, any entry for such purposes must comply with state-mandated notice requirements.
- **Photographs taken during repairs:** It is standard industry practice for contractors to document repairs with before-and-after photos to verify compliance and ensure quality control.
- **Parking stall assignment:** Tandem parking assignments are governed by the terms of your lease agreement. LAHD does not regulate or enforce parking space arrangements unless they affect the habitability of the unit.
- **Personal opinions regarding officials:** The personal beliefs or hypothetical preferences of any City official, including Inspector Bridge, are irrelevant to the enforcement of housing codes. LAHD staff is committed to providing impartial and professional service in accordance with all municipal regulations and laws.

If you have further questions or concerns, you are welcome to contact our office directly. LAHD remains committed to ensuring safe, habitable housing and to enforcing municipal code requirements thoroughly and fairly. For questions related to the Rent Stabilization Ordinance (RSO), please call LAHD at (888) 557-RENT or visit our website at <https://housing.lacity.gov>.

Sincerely,

--
Masiss Andriasan
Senior Housing Inspector

Regulatory Code & Compliance Bureau
Code Enforcement Division
Los Angeles Housing Department
[E:masiss.andriasan@lacity.org](mailto:masiss.andriasan@lacity.org)

C:310-524-1263





Davey GJuanvaldez <hairylegs27@gmail.com>

(no subject)

1 message

G Johnson <tainmount@sbcglobal.net>

Wed, Jun 18, 2025 at 3:42 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: Mayor Helpdesk <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>
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To whom it may concern Hi Point 1522 LLC and Power Property Management Inc. et al:

1. On 12/11/2015 (ten years ago), government employee County Public Health assumed jurisdiction and did cite this building for the non-working intercom and told owner to "repair, remove, or replace." See attached email chain.
2. The intercom box is still in my unit and still does not work. There were three generations of intercom/door entry systems: (1) the one installed when the building was built 4/17/1973; (2) the one installed in 2014 and (3) the Akuvox system installed around May 19, 2023. As of 2014, none of these intercoms are available for me to use. My unit number appears on the face of the Akuvox intercom system.
3. The owner has installed an electric gate for the parking lot. Within the last week or so, the owner installed a lock on the box that allows access for tenants to manually open the security gate as numerous times tenants have had to manually open the gate when the gate was jammed or electricity was interrupted. The lock on the control box will keep tenants from manually operating the gate in the event of an emergency. Please supply tenants with the combination to the gate control box lock so they do not face possible false imprisonment and danger to health, safety, and welfare if they cannot get their auto out of the parking lot.

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

 **2015-12-11 Email Order from County Health re Intercom.pdf.pdf**
88K



Davey GJuanvaldez <hairylegs27@gmail.com>

Follow Up. There is still no working intercom at this Unit. Still have not been provided a tandem parking stall.

3 messages

G Johnson <tainmount@sbcglobal.net>

Thu, Jun 19, 2025 at 10:59 AM

Reply-To: G Johnson <tainmount@sbcglobal.net>

To: Mayor Helpdesk <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>

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Yesterday the two city inspectors were here, Marke Bridge and **Masiss Andriasian**.

They appeared to further inspect the property and the two abandoned vehicles being used for storage. They noted that the gaping hole in the exterior wall of the building was not yet repaired.

Masiss Andriasian admitted knowledge that across the city there are hundreds of properties that have intercom systems such as the one at this building. I note that the city COO for this building in 1971 authorized the intercom system; and the parking stalls; pictures of the intercom system can be seen online search i.e old pictures of the building prior to 2015.

Masiss Andriasian seemed to imply that government funded multi-family dwellings with intercoms systems are treated differently than privately owned buildings, although I am not sure he implied that, and I note this is a city rent controlled building, and code enforcement has jurisdiction over all portions of the property, whether it is privately owned or not.

It is not my duty as tenant to supply any of the parts for any housing services to work. If the inspectors push any of the buttons on the outside Akuvox, other than the keypad door entry code, they will see the intercom functions do not work and do not connect to any tenant, certainly not me.

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Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

On Wednesday, June 18, 2025 at 03:42:28 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern Hi Point 1522 LLC and Power Property Management Inc. et al:

1. On 12/11/2015 (ten years ago), government employee County Public Health assumed jurisdiction and did cite this building for the non-working intercom and told owner to "repair, remove, or replace." See attached email chain.
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Geary Juan Johnson
1522 Hi Point St 9
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Phone 323-807-3099

Davey GJuanvaldez <hairylegs27@gmail.com>

Thu, Jun 19, 2025 at 11:10 AM

To: frontdesk@powerpropertygrp.com, cynthia@powerpropertygrp.com, Thomas Khammar <thomas@powerpropertygrp.com>, brent@powerpropertygrp.com, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Nisi Walton <nisi@powerpropertygrp.com>, francisco@powerpropertygrp.com

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: hairylegs27@gmail.com

Thu, Jun 19, 2025 at 11:10 AM



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Faircrest Heights (/neighborhood/faircrestheights--los-angeles--ca/?source

Just now



MAYOR BASS'S CODE ENFORCEMENT CITES BUILDING FOR UNSANITARY CONDITIONS. On May 8, 2025, after numerous complaints to the mayor and Los Angeles code enforcement, inspector Marke Bridge cited Hi Point Apts at 1522 Hi Point St. The building is owned by 1522 Hi Point LLC and managed by Power Property Management Inc.

City complaint 934668 complained about lack of lead safe procedures during sink reglazing, rent controlled building, a gaping hole in rear exterior wall exposing pipes, debris two doors sitting unattached up against building and in unsafe manner, (two) abandoned vehicles, toxic exhaust fumes into units from parking lot, failure to provide tandem parking stall to tenants, and non-working intercoms system where Black disabled tenants not provided parts to use the service, and malfunctioning hot water tank.

The complaint notes the affected health, safety, and welfare of tenants. At least one tenant died in the building when family members and EMR could not reach the tenant due to a malfunctioning intercom system. However, the code violation inspector refused to cite the abandoned vehicles and the doors debris, and refused to cite the intercom system, saying "The city housing is still trying to figure out what to do about intercoms, because the intercom is a luxury, not a necessity." The tenants complained that they would still like the use of the intercom since their rent pays for the repair. Hundreds of city owned properties have intercom systems connecting tenants to the front door; almost every new multifamily dwelling has an intercom system.

Some code enforcement inspectors make over \$200,000 dollars per year. Do they comprehend what an intercom is?

Many low rent tenants have been forced out of their units in Los Angeles. Now the same landlords who pushed out the low rent tenants, are ironically now accepting section 8 low rent tenants in order to keep the high priced units rented.



...

