

Re: 2626 S Cochran Ave, clarification needed

From Bergendahl/Berg (as in Nuremberg)/Bergie Hawkins <berg.hawkins@protonmail.com>

To Doug Webster<doug.webster@lacity.org>, Irene Hawkins<ishawkins65@alice.it>

Date Tuesday, August 5th, 2025 at 6:13 PM

Hi Doug, Hi *Spieß*,

Clarification needed on:

1. About the pallets: The back door of my former pantry opens both to the front (no steps present) where the 6 pallets are placed and the back (steps present). These pallets are located in front of the area formerly occupied by a pantry. Does the exit space to the back satisfy City requirements for ease of exit (see attached pic)? Regarding storage of pallets, am I allowed to leave some of these pallets outside, at the back of my bungalow (see pic), by the water meter?
2. About the solar panels: I've been trying for some time to get official, written guidance on what the State of California program called "Solar for Renters" allows. There is one such program available from DWP in which a household chooses to pay more for electricity delivered from renewable sources. This is not what I mean. I believe the legislature recently passed a law allowing a renter to install a solar system in his apartment (I rent a 500 ft sq bungalow in 90016) so long as the following requirements are met: **(a)** No modifications made to the structure **(b)** All additions must be portable and removable **(c)** It goes w.o. saying that neighbors should not be inconvenienced **(d)** No connection to house electrical wiring allowed. Since I meet all 4 requirements, am I then allowed my DIY off-grid solar system? It is part hobby, part business. I've sold solar systems for RVs and other off-grid uses for years and need to use (to save money: almost \$1000 a year when savings from gas shutoff, electric shutoff, etc., are added up) as well as demonstrate them as part of my (small home) business, dba Grounded Grid, which has been registered with the City for years.
3. About the vertical garden: Am I correct in understanding that I'm allowed to grow veggies in a pallet leaning against the wall (see pics) at the former pantry?

Additional questions:

1. I'm trying to rid the bungalow of mold detected by an outside inspector several years ago. During the day, I run a fan (see pic) in one of the openings to the crawl space under the bungalow, pulling air out to dry the area under the kitchen (I once had a water leak there). The fan runs on a low voltage (5 to 12VDC). Is this allowed?
2. Attempting to reuse greywater from bathroom sink to flush my toilet, I'm making what's called a toilet-sink addition (no modifications to structure) which fits on top of the toilet reservoir (see pic). Such units are also sold by Home Depot and/or Lowes, the difference being, mine is DIY. Is this allowed?
3. If permission from landlord is needed to place 4 small or 1-2 medium (5.5'x2.5') (movable/removable/stored indoors at night/no fixed mounting hardware) solar panels on the lawn, can I instead put them inside my windows w.o. checking with landlord?
4. Can I temporarily, w.o. landlord's permission, put a medium-sized panel (about 5.5'x2.5') on my porch to catch the morning sun from 8AM to 12PM? It would not protrude beyond the porch area (see pics). For security, I'd sit next to it for the hours it was gathering electricity, moving it indoors afterwards.
5. Can I temporarily, w.o. landlord's permission, put a medium-sized solar panel (about 5.5'x2.5') on the grass, between the sidewalk and the curb, outside the apartment complex, to catch the morning sun from 8AM to 12PM? For security, I'd sit next to it for the hours it was gathering electricity, moving it indoors afterwards.

6. I have 2 stakes (like coat hanger wires) in the ground placed under my living room and bedroom windows (see pics), they protrude by an inch. They provide a ground point which connects to a wire running indoors to my bed frame or a metal plate under my work desk. Is this allowed?

Please remember, I'm looking for official, written guidance on this. And thank you for the reminder about the upcoming inspection, I'd like to resolve these questions in plenty of time for it. My overriding goal here is to remain compliant with City/County/State regulations, whatever those may be...

Thanks.

(signed)

Bergendahl/Berg (as in Nuremberg) 影武者 (*Kagemusha*) Hawkins, West Addams [sic] District, Los Angeles

P.S. To my two beloved sisters, Irene (upon whose enemies, confusion) and Colette Walczak (dead of cancer in 2018) and two other unfortunates as well, Mari Berg and *Elmira Izmailova*. May our wordless tears, yours and mine, eventually prove invincible.

P.P.S. *Bon baisers du Katanga*.

P.P.P.S. My web site: BergendahlHawkins.com

Sent with [Proton Mail](#) secure email.

On Tuesday, August 5th, 2025 at 12:48 PM, Doug Webster <doug.webster@lacity.org> wrote:

Good afternoon Mr. Hawkins,

I received an email from our management that you have some questions regarding what you can have on the property. The first one is about the solar panels, this will be up to the owner what you can put on his property. The second one is the wood pallets, the pictures show the pallets blocking emergency egress in case there is a fire and it is a zoning violation for open storage. The third one is for growing veggies, I don't see a problem there. There is going to be a scheduled systematic code enforcement inspection on 8/27/2025 @ 9:00 am at the property and you can ask the inspector any questions you have regarding the interior or exterior of the property. Please feel free to contact me if you have any questions or concerns.

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Doug Webster | Senior Inspector

Code Enforcement Division

Los Angeles Housing Department

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DSC00906.jpg219.97 KB

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DSC00905.jpg205.19 KB

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