

Communication from Public

Name: G. Juan Johnson

Date Submitted: 04/20/2026 06:21 PM

Council File No: 25-0160-S145

Comments for Public Posting: 25-0160-S145. CD 10 CONTINUED CONSIDERATION OF HEARING PROTEST, APPEALS OR OBJECTIONS to Building and Safety Department report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs, pursuant to Los Angeles Municipal Code (LAMC) and/or Los Angeles Administrative Code (LAAC) for the property located at 2229 South Spaulding Avenue AKA 2225 South Spaulding Avenue. THIS MATTER IS OPPOSED BECAUSE THE City is disingenuous and enforces such laws in a discriminatory manner and in abuse of federal funds. White tenants at this address says the City Civil Rights Department do not have unit intercom audio or video connections, as mandated by the city building code. The Mayor does not believe whites are entitled to an accessible intercom in their unit. Is Mayor Karen Bass racist? Contents: 2021-6-24 Posted Letter from Harris Temp Residents and Parking 2026-2-24 Fax PPM on Car Damage 2026-2-26 Fax to Power Property re car Damaged.pdf 2026-2-27 Fax to PPM re Car Damage and Other Housing 2026-3-14 side window car damage compressed.pdf 2026-3-19 Email from Scott Civil Rights.pdf 2026-4-10 Post Cards City and HP.pdf 2026-4-10 RSO complaint.pdf 2026-4-13 Email City and Owner 2026-4-15 Email Owner and City.pdf 2026-4-17 Email City and Owner 2026-4-20 Email City and Owner re ADA Parking 2026-4-20 Fax to PPM re ADA Guest 2026-4-20 Page for Hate Crime PC 22nd 2026-4-20 PC Agenda Tortious disembowel quote Accessible Parking Spaces _ ADA.gov.pdf FHA and two way communication PPM Page add to PC for April 22 Bass TOC oage PC Comments Agenda for April 22 Do Not Hire. Power Property Management Inc. White tenants at this address —says the City Civil Rights Department —do not have unit intercom audio or video connections, as mandated by the city building code. The Mayor does not believe whites are entitled to an accessible intercom in their unit. Is Mayor Karen Bass racist? President EUNISSES HERNANDEZ, First District. President MARQUEECE HARRIS-DAWSON, Eighth District . ADRIN NAZARIAN, Second District. NITHYA RAMAN, Fourth District. President Pro Tempore BOB BLUMENFIELD. Third District KATY YAROSLAVSKY, Fifth District. IMELDA PADILLA, Sixth District. MONICA

RODRIGUEZ, Seventh District. Assistant President Pro Tempore
JOHN S. LEE, Twelfth District . CURREN D. PRICE, JR., Ninth
District. HEATHER HUTT, Tenth District. TRACI PARK,
Eleventh District. HUGO SOTO-MARTÍNEZ. Thirteenth District.
YSABEL JURADO, Fourteenth District. TIM MCOSKER,
Fifteenth District. Hate Crimes at 1522 Hi Point Street 90035

Text for PC Comments Agenda for April 22

White tenants at this address says the City Civil Rights Department do not have unit intercom audio or video connections, as mandated by the city building code. The Mayor does not believe whites are entitled to an accessible intercom in their unit. Is Mayor Karen Bass racist?

Contents: 2021-6-24 Posted Letter from Harris Temp Residents and Parking
2026-2-24 Fax PPM on Car Damage
2026-2-26 Fax to Power Property re car Damaged.pdf
2026-2-27 Fax to PPM re Car Damage and Other Housing
2026-3-14 side window car damage compressed.pdf
2026-3-19 Email from Scott Civil Rights.pdf
2026-4-10 Post Cards City and HP.pdf
2026-4-10 RSO complaint.pdf
2026-4-13 Email City and Owner
2026-4-15 Email Owner and City.pdf
2026-4-17 Email City and Owner
2026-4-20 Email City and Owner re ADA Parking
2026-4-20 Fax to PPM re ADA Guest
2026-4-20 Page for Hate Crime PC 22nd
2026-4-20 PC Agenda Tortious disembowel quote
Accessible Parking Spaces _ ADA.gov.pdf
FHA and two way communication
PPM Page add to PC for April 22

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the City Civil Rights Department —-do
not have unit intercom audio or video
connections, as mandated by the city
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believe whites are entitled to an
accessible intercom in their unit. Is
Mayor Karen Bass racist?**

6/24/2021

Hi Point Apartments
Permanent and Temporary residents:

We are encountering tenants returning home with unauthorized vehicles parked in their assigned parking space.

Each apartment unit is assigned a specific parking space, accommodating the tenant or his or her guest(s). Please do not disrupt a tenant's right to their amenities. Keep all assigned parking spaces free of personal belongings, trash and debris.

Violators will be towed at vehicle owner's expense.

Best,

K. Harris
Hi Point Apartments

FAX

Geary Johnson
1522 Point Street 9
Los Angeles, CA. 90035

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 1
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Car damage

Message:

Your employee Ben pasted a sign on my car that will not come off. The repair shop estimate this is a \$300 repair. Please send someone down right away to remove the sign. I reserve the right to come to your office first thing in the morning with the police. The sign appears permanently fixed to my car window. I remind you that I was given permission to park in that stall 14 by written notice from the owner. You do not have the right to damage my car. I just called your office and reported this. I have a witness that Ben was here.

FAX

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

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 1

(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Call and Voicemail to You

Message:

This is the text of the call or voicemail to you yesterday and today. If it goes to your voicemail, your voicemail can be used as evidence of receipt by you.

"This is tenant 9 at 1522 Hi Point St. You pasted a no parking note to my window that damaged my car. I was parked there due to my disability. I need you to remove it from my window today or I will come to your office with the Police Department. The intercom here remains unusable and I still have not been assigned a tandem parking stall even though Thomas Khammar said I would be assigned one on a first come first served basis. The resident manager is a racist. We have not been provided a key to the front door lock that was changed. My phone is 323-807-3099. You are not responding to my issues so I am posting this on a weekly basis to the internet thru the city clerk office agenda items. This message is to Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez."



Re: March 18 response to Los Angeles Civil Rights Department. Re: DIS0002519 - Discrimination Complaint filed against Hi Point 1522 LLC- Follow-Up

From: Thomas Scott (thomas.scott@lacity.org)

To: tainmount@sbcglobal.net

Date: Thursday, March 19, 2026 at 06:15 AM PDT

Good morning Mr. Johnson,

Thank you for the email you sent last night, I appreciate the additional information. As I mentioned during our initial phone call that I would apprise you of developments throughout our process, you seem to have reached a conclusion that this matter is resolved. That is not the case; I was only presenting you with information Mr. Vasquez shared with me. This matter is not complete, and I am continuing to work on the issues our department is allowed to address. I understand that this is a rent controlled location with Section 8 participants in the building. As I advised you initially, this matter may be outside the purview of this department but that I agreed to look into what I could based upon your insistence. I am again letting you know that our department is authorized to handle only a limited scope of private sector housing matters because the California Civil Rights Department handles all matters outside our authorization. If you are a Section 8 participant, have you reported these issues to your caseworker yet? Additionally, until you receive official notice from me and/or the department advising you that this matter is officially closed, it remains an open matter that is being worked on. Thank you.

Regards,
Tom Scott, Special Investigator

On Wed, Mar 18, 2026 at 8:07 PM G Johnson <tainmount@sbcglobal.net> wrote:

Dear Los Angeles civil rights department:

From the internet:

The [Akuvox SmartPlus app](#) is a mobile cloud intercom application that allows residents to see, talk to, and let in visitors remotely, manage building entrances, and issue virtual keys from smartphones. It works with Akuvox smart door phones for video calling, Bluetooth unlocking, and monitoring, improving tenant living experiences.

Key features of the SmartPlus app include:

- Video Intercom: Live video calling with visitors, allowing two-way communication.
- Remote Access Control: Unlock doors from the app via Bluetooth or a "door open" button.
- Virtual Keys: Issue and share time-limited QR code keys and visitor PINs.
- Activity Logs: Access photo-stamped logs of door access events, calls, and alarm records.
- Smart Features: Includes face recognition registration, Wave-to-Unlock, and Apple Watch support.
- Safety Monitoring: Features a "monitor" button for checking the entrance camera at any time.
-

The app allows users to log in via QR code, SMS, or username/password. It is designed for residents in apartment buildings and single-family houses.

Your email of March 11 does not show awareness of what Akuvox is as stated above. I believe the smart plus app is what the owner of the property told tenants to use. The app supplied by the owner states "live video calling with visitors, allowing two way communication." This is what was supplied to some tenants so your email of March 11 is not accurate. I know that Brian Vasquez is new to the property and he was not here in 2023 when the Akuvox occurred. The smartphone app says on the first line "live video calling with visitors, allowing two way communication." Is your letter denying this because this is the information that was given to certain tenants, but not to me by the owner. Live video calling.

Are you denying the existence of the smart plus app and also the MyQ community?

1. In 2014, the owner did major renovations to this property to the electrical and plumbing systems and to all of the units except units 5, 8, and mine #9. The owner applied for a capital improvement rent increase which he received and tenants like myself had to pay from 2015 to 2020 rent increase even though we were not given a working Intercom in our unit and the one that was in the unit was never repaired.
2. By March and April in 2023, I was requesting from the landlord a reasonable housing accommodation. I communicate with the landlord in April 2023 via email.
3. Before May 2023, all units except mine, units 5 and 8, had working Intercoms. These were wired systems but no video.
4. My pictures show that on May 19, 2023, the owner was removing the intercom system from the front of the building and replacing it with a new system called AKUVOX. That system has video as well as audio functions.
5. On round June 1, 2023 some tenants received an email from the manufacturer that they could use the AKUVOX system by signing up for the smart plus app.
6. The applicable building code in 2022 required an interface in each unit or also known as an indoor monitor. The owner in 2023 did not install indoor monitors to any of the units, although some tenants did have a Wi-Fi connection

included in the rent. Advertisements can be seen on the Internet, saying that some tenants would receive Wi-Fi included in the rent. I was never giving a free Wi-Fi in my unit.

7. Bryan Vasquez claims that there is no Akuvox intercom audio or visual to the units occupied by tenants. When was this first announced to all tenants and by what method letter or email or otherwise.

8. This represents continuing, persistent, ongoing denial of reasonable accommodation, and denial of housing services to myself as tenant.

9. I talked with a representative from the AKUVOX system today. They explained that the audio and visual capabilities are built into the E 16 unit that appears at 1522 HiPoint Street, and that there is no way that the owner can turn off the camera on that device or at this location. He explained that the tenant can use the audio and video by going to the AKUVOX app or by using an indoor monitor in their unit. It is correctly presumed that an indoor monitor will require a cellular or Wi-Fi connection in order to work.

Your email indicates the owner continues to be in violation of the city and state building codes in the matter of two way communication interface to tenants, that is a legal requirement.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, March 17, 2026 at 05:09:27 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Here are the Wifi addresses at this address. I have not been given the password to use them.

**WiFi addresses at this property
Which tenants have access? Do you have access?**

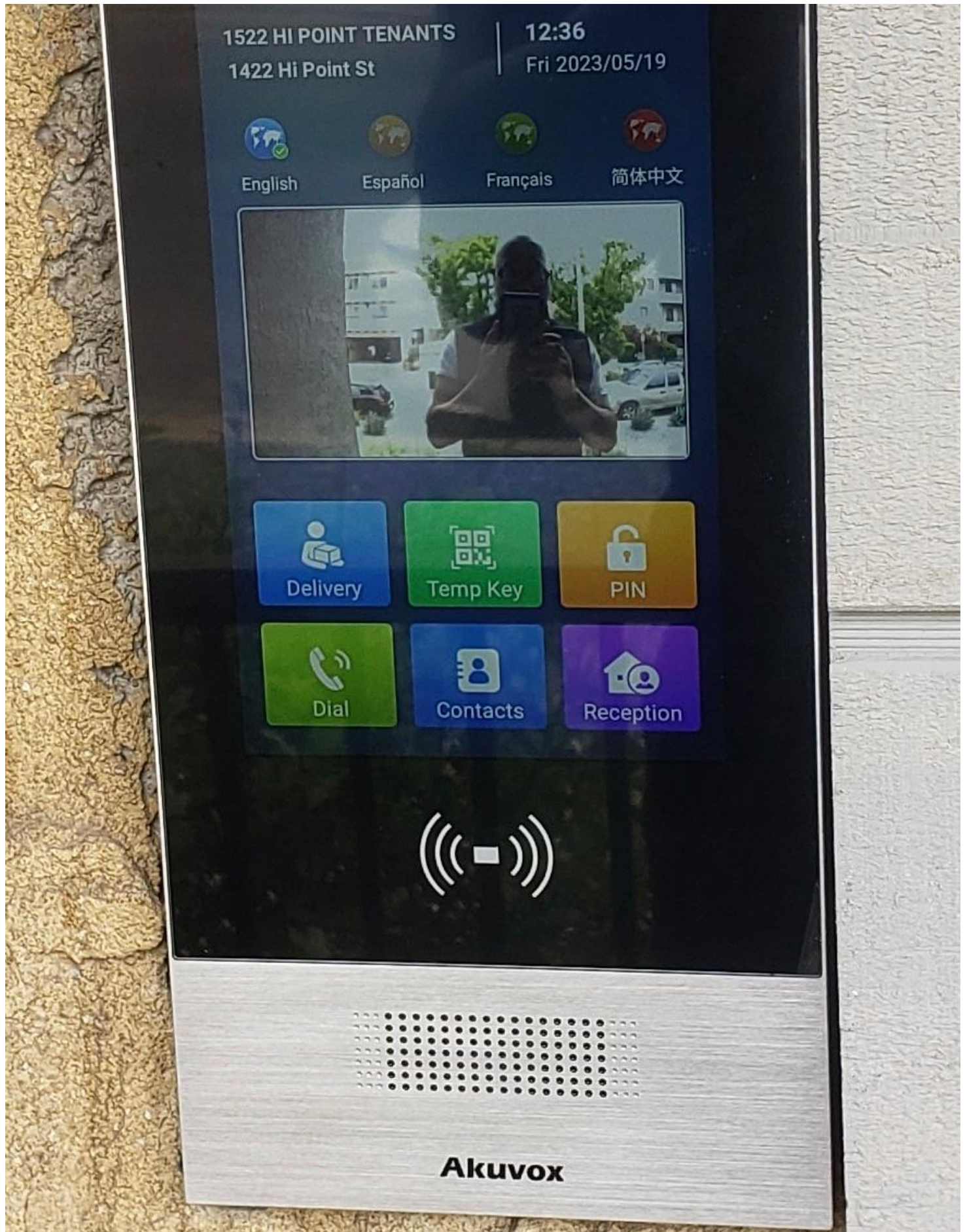
Hi-Point-General

Hi-Point-Guest

Hi-Point-Residents

This is taken from the Akuvox website. I think the camera functionality is located offsite. An Indoor monitor would allow the tenant to access the cameras that are onsite but from a remote account setup. So while the camera here may not work as Vasquez alleges as resident manager, the Akuvox office is utilizing the cameras here and at a remote location that tenants would access thru the indoor monitor. According to Akuvox, the cameras do work at this location.







The Akuvox E16 is a feature-packed video door phone with facial recognition, access control, temperature, mask detection and more

This 5 inch facial recognition door phone designed for commercial and residential applications. Featuring touchless building access, wireless communication, 1 output relay, Wiegand, RS485, TF card slot, a camera, built-in reader, and a 20,000 face and card capacity on its 7-inch touch screen display, it ensures excellent intercom communication and versatile access control.

Specifications

- 5" Touch Screen
- Dual Cameras
- Facial Recognition
- NFC
- RFID
- Bluetooth
- Expandable for Temperature Detection
- IP65

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, March 17, 2026 at 02:26:37 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

MR. SCOTT:

As regards City Los Angeles Case number DIS0002519 with the city Civil Rights Department.

1. I have reviewed your response below.
2. I verify that in summary my original complaint to you February 28, 2026, included five attachments. The brunt of the complaint was my doctor letters to the owner supporting my disabilities as a Black American and city resident, my requests for reasonable housing accommodation re indoor monitor and interface for the Akuvox system, my request for accessible parking, and my request for accessible unit door entry peephole.
3. I subsequently emailed you more documents on Feb 13, 2026.
3. In my March 10 email to you, which you replied to, I mentioned "I believe the requested handicapped parking stall and intercom are under the Building Code as "Accessibility" requirements, section 11B-708.4.2 for example requires indoor interface (monitor) to use the Akuvox. Owner has not supplied the monitor so I have no way to use Akuvox. Also see Building Code 11A Housing Accessibility and any code sections in effect when building was built."
4. So you have actual and constructive knowledge that the Akuvox requires a monitor indoor interface, is a legal "accessibility" requirement----and if you looked that up, the code requires audio and video into the tenant unit. I believe that code requirement arised in 2022 and the system here was installed in 2023.
5. In the photos I supplied by email, you can see the video capability because a person----- me can clearly be seen in the camera of the device.
6. Your response below is abuse of authority and abuse of discretion, because it ignores the building code requirements, ignores my request for reasonable indoor monitor, reasonable accessible parking and reasonable accessible unit wheechair height peephole. **I do not have audio or video intercom connection in my apartment.**
7. The word "intercom" means there has to be a voice connection---and sometimes audio---from the common area front of the building and the tenant unit. Intercom in the building code is described as "two way communication."
8. The system is called Akuvox door entry intercom system, if you look at their website. I explain this because the door entry can be used separately, or the door entry can be used as part of the intercom function.
9. Mr. Thomas Khammar, who is the boss of Mr. Vasquez, has said repeatedly that the intercom function is working and that my roommate used it 27 times. Not true of course, but I am comparing that to what you said that Vasquez said. Vasquez is 2 months new to the property so maybe he does not know.

10. Barring the fact that there is a camera screen on the Akuvox, Mr. Vasquez may be correct and that would mean that Mr. Khammar is not telling the truth.
11. Your email seems to say that the intercom is being used for door entry. Not sure how you can use the intercom for door entry if there is no audio or visual to identify who is there; your email does not say that there is audio interaction. An intercom is audio communication, or audio and video.
12. I am forwarding this to the code violation department because the statement of Vasquez proves that the Akuvox system intercom does not comply with the city and building code which requires the system to have audio and visual interface or capability and to a connection inside the unit. Audio or visual, your email admits there is no connection from the front of the common area to any device inside the unit. This is problematic to myself and all tenants.
13. Add another layer is that yesterday, code violation inspector Alan Christenson said that the intercom function audio and visual is accessed by using an owner supplied cell phone; Alan did not actually test the system using his cell phone, but he identified that there is visual capability.
14. So who is telling the truth in this picture? You? Alan? Vasquez? Akuvox? Me?
15. Your letter does not indicate is there audio capability from the common area to tenants, only that the system does not work for the intercom. I remind you that a door entry code is not an intercom.

Your letter is not acceptable as an "investigation".

All rights reserved.

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

On Wednesday, March 11, 2026 at 11:44:02 AM PDT, LA City SNow <cityoflaprod@service-now.com> wrote:

Good afternoon Mr. Geary Johnson,

This is Special Investigator Tom Scott with the Los Angeles Civil Rights Department, and I am reaching out to you to advise you that I have spoken with Mr. Brian Vasquez and this is what I have discovered. I asked Mr. Vasquez if Mr. Vasquez was familiar with the intercom system that is presently installed at the building where you are residing. Mr. Vasquez advised that he was. I asked Mr. Vasquez to explain the features of the intercom system and if there was a video/audio component to the system that was not properly functioning at this time. This is what was explained to me, the intercom is not set up for any kind of video/audio component for the tenants use in identifying who is currently at the entry doors. The intercom is basically set up as a way of accessing the building without having to use a key to enter the door. Each tenant is provided a PIN number for the door and once the PIN number is put into the system the door will automatically unlock allowing entry. I then asked if there were cameras set up at the entry points that would allow a tenant to be able to view who was attempting to enter the building. Mr. Vasquez advised that there are currently four (4) cameras at the location positioned at the main entrance, rear entrance, rear stairwell and laundry room. Those cameras are sync through an App that is for management and security only. No tenant has been granted access to this App. I then clarified with Mr. Vasquez that the current intercom system is basically a system that negates the need for a key to unlock the location door so that entry may be made inside the building, and that there is no ability of the system to present live video or photographs of subjects at the door to any of the tenants. Mr. Vasquez advised that is correct. I trust this is helpful to you Mr. Johnson. Thank you.

Regards,

Tom Scott, Special Investigator

--
Regards,

Thomas Scott, Special Investigator
Los Angeles Civil Rights Department
Los Angeles, California 90012
Office: (213) 407-5144
Office: (213) 978-1845
Email: Thomas.Scott@lacity.org

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<http://civilandhumanrights.lacity.org/>

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APRIL 10, 2026 from G.J. Johnson (BNT)

(Search) lahousingpermitsandrentadjustmentcommission .

Dear Hi Point 1522 LLC, Power Property Management, Nisi Walton, Benjamin Renkainen, Bessa Cerna, Luis Rodriquez, Thomas Khammar, Brent Parsons, Nisi Walton, Cynthia Reynosa, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, See Renee Henderson, Giovanni Dubon, Kristopher Gordon, Jason Ortegon, ET AL. as agent for Hi Point 1522 LLC; Hi Point 1522 LLC, Mayor Karen Bass.

<https://lahousingpermitsandrentadjustmentcommission.com/los-angeles-civil-rights-department-what-are-they-good-for/>

A Black tenant at this location says that there are available parking stalls, including 1A, 3, 4, 6, 10, (tandem) 13, 14, 15. Stalls 17 and 18 tandem contain one car each therefore there is two available stalls for re-assignment. This is a rent controlled building receiving federal assistance. Property owner agent Thomas Khammar of Power Property Inc says there are no parking stalls available. See city clerk documents at

https://cityclerk.lacity.org/onlinedocs/2024/24-1454-S1_PC_PM_03-04-2026.pdf . Why is Mr. Khammar lying? Mr. Khammar refuses to provide a list of the parking assignments. He also claims that some stalls cost \$150 per month but for at least six months he has not provided a list of which tenants are paying \$150 nor has he provided a copy of the parking application. Many if not, all tenants are paying the parking in the rent paid so no extra fees. Mr. Khammar disagrees but provides no proof. City Civil rights dept says white tenants do not have working intercoms no visual and no audio. Why? Abuse of federal tax dollars.

April 10, 2026 from G.J. Johnson (BNT)

(Search) lahousingpermitsandrentadjustmentcommission .

Dear Hi Point 1522 LLC, Power Property Management, Nisi Walton, Benjamin Renkainen, Bessa Cerna, Luis Rodriquez, Thomas Khammar, Brent Parsons, Nisi Walton, Cynthia Reynosa, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, See Renee Henderson, Giovanni Dubon, Kristopher Gordon, Jason Ortegon, ET AL. as agent for Hi Point 1522 LLC; Hi Point 1522 LLC, Mayor Karen Bass.

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RENT

Tenant Complaint Intake Form

Select Language ▾

Powered by Google Translate



PART 5: REASON(S) FOR COMPLAINT

<input type="checkbox"/>	Unit Not Registered	If your rental unit is not currently registered. All units must be registered annually.
<input type="checkbox"/>	Illegal Eviction	You received a verbal or written notice to move out without a valid legal reason .
<input type="checkbox"/>	Non-Payment of Relocation Assistance for Tenant No-Fault Eviction	You did not receive relocation assistance fees due to a no-fault eviction .
<input type="checkbox"/>	Illegal Rent Increase	You received a verbal or written notice demanding more rent than allowed under the RSO. rent than allowed under the RSO .
<input type="checkbox"/>	Reduction of Services	(Applies only to RSO units)- A housing service provided to you at the beginning of your tenancy or included in the rental agreement has been removed or is no longer accessible. no-fault eviction.
<input type="checkbox"/>	Failure To Post Notice	The property does not have a Renter Protections Notice posted in an accessible common area.
<input type="checkbox"/>	Required Online Payment/Electronic Fund Transfer	Your landlord has requested that you submit your rental payments . only online or by electronic fund transfer .
<input type="checkbox"/>	Illegal Buyout Agreement	(Applies to only RSO units) You received an offer or signed a buyout agreement in exchange to move out of your rental unit, and the RSO Disclosure Notice was not given and/or the Buyout Agreement is not in compliance with the RSO.
<input checked="" type="checkbox"/>	Harassment	Your landlord knowingly takes actions that cause harm against you .
<input type="checkbox"/>	Illegal Eviction Due to Tenant's Rent Owed Is Less Than the Fair Market Rent (FMR)	You received a written notice of eviction for rent owed, which is less than the FMR for your rental unit size.
<input type="checkbox"/>	Non-Payment of Relocation Assistance Due to Economic Displacement	You notified your landlord that you received a rent increase of no more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower. You cannot afford the rent increase and elect to receive relocation assistance to move out of the rental unit.

DO YOU WISH TO PROVIDE MORE DETAILS REGARDING THE ALLEGATIONS

Ref. CD10 staff. Staff Council District 10 Heather Hutt, Kimani Black, Andrew Westall, Emily Adsit, Alex Morales, Hakeem Parke-Davis, Gregory Earnest, Devyn Bakewell, Roger Gonzalez, Steele Bloodworth, Jeff Camp, Mayra Guevara, Diane Cho, Alan Antonio, Danielle Mero, Alisa Rivera, Jonathan Mitchell, Kris Simms, Frank Oliver, Robert Pullen-Miles, Roger Estrada, Terrence Gomes, Carl Young, Kimberly Valentine, Jenelle Henderson, Margarita Younkings, Jocelyn Padilla, Emani Byrd, Ricardo Carlos. Complaint: the owner has stated thru resident manager Brian Vasquez that the intercom system installed for all tenants in 2023 does not have an interface or indoor monitor in each unit nor cameras so that tenants like myself cannot use the intercom functions. I am a disabled Black tenant. This means white tenants in the building are also being harassed by the owner. The owner is Hi Point 1522 LLC. The landlord is knowingly not providing an intercom system indoor monitor or interface repairs or cameras since 2023 that causes harm to myself as a Black/white tenant and serves no lawful purpose and such acts substantially interfere with the comfort, peace, or quiet enjoyment of my unit 9.

EDIT

WHAT DO YOU CONSIDER A FAIR RESOLUTION TO YOUR COMPLAINT?

Notify landlord that their actions are harassment. Order landlord to provide accessibility services and order landlord to provide accessible indoor intercom interface monitor for each unit of the 18 units. Two way communication intercoms to each unit are a requirement under the city building code. This building receives government assistance. The Mayor of Los Angeles is Karen Bass.

EDIT

<- PREVIOUS STEP

CANCEL

NEXT STEP ->

Re: Update April 13 - Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied. See today Public Records Request

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; solomon.rivera@lacity.org; jeff.camp@lacity.org; jonathan.mitchell@lacity.org; terrence.gomes@lacity.org; mayra.guevara@lacity.org; alan.antonio@lacity.org; danielle.mero@lacity.org; kimani.black@lacity.org; andrew.westall@lacity.org; emilyadsit@lacity.org; alexander.morales@lacity.org; hakeem.parke-davis@lacity.org; gregory.earnest@lacity.org; devyn.bakewell@lacity.org; roger.gonzalez@lacity.org; steele.bloodworth@lacity.org; kris.simms@lacity.org; steven.harrison@lacity.org; frank.oliver@lacity.org; robert.pullen-miles@lacity.org; carl.young@lacity.org; jenelle.henderson@lacity.org; jocelyn.padilla@lacity.org; ricardo.carloss@lacity.org; brent@powerpropertygrp.com; thomas@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; cynthia@powerpropertygrp.com; david@powerpropertygrp.com; benjamin@powerpropertygrp.com

Cc: vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; alan.christensen@lacity.org; phillip.munguia@lacity.org; marke.bridge@lacity.org; contact.lapdonline@lapd.online; cityatty.help@lacity.org

Date: Monday, April 13, 2026 at 10:34 AM PDT

REQUEST FOR REASONABLE ACCOMMODATION DENIED BY CITY EMPLOYEES ABUSE OF FEDERAL TAX DOLLARS

Mayor Karen Bass says White tenants in the building are not entitled to a working intercom. Mayor Bass knows that white tenants do not have audio or video intercom connections in their units. Is Mayor Bass a racist?

I was notified by a phone call from code enforcement that there will be two inspections sometime

in April the day known to me and code enforcement. The inspector caller told me the time would be 9 AM. I asked for reasonable accommodation another time for example 10 AM or 11 AM or even on another day. They inspector said to me that this could not be done until the following month. I feel that my request for reasonable accommodation in this regard was ignored.

This building is not accessible under the applicable building codes of Los Angeles that require mandatory handicap accessible parking, mandatory accessible Intercom and unit each apartment (18 total) indoor monitors, and accessible unit door peephole in unit 9, in particular. These areas have not been rectified by the owner to this date.

Geary Juan Johnson

Phone 323-807-3099

On Thursday, April 9, 2026 at 10:33:48 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Mayor Karen Bass says White tenants in the building are not entitled to a working intercom.

A complaint has been filed with the state Civil Rights Department against the City of Los Angeles and the property owner.

See attached redacted.

Repairs continue to unit 8 but denied to me in unit 9.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, April 7, 2026 at 06:01:05 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied.

51 (a) This section shall be known, and may be cited, as the Unruh Civil Rights Act.

(b) All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.

(c) This section shall not be construed to confer any right or privilege on a person that is conditioned or limited by law or that is applicable alike to persons of every sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, citizenship, primary language, or immigration status, or to persons regardless of their genetic information.

Dear Property Owner Hi Point 1522 LLC and City Los Angeles employees, et al:

Hi Point 1522 LLC
11301 W. Olympic Blvd Suite 121 PMB 750
Los Angeles. CA. 90064

I believe the City of Los Angeles acts in violation of the provisions of CC section 51, 52 above in denial of housing services as stated above, and by using federal funds and not having an effective mechanism to assist with housing reasonable accommodation requests.

I believe the owner of the property Hi Point 1522 LLC acts in violation of the provisions of CC section 51, 52 above in denial of housing services as stated above, and by using federal funds and not having an effective mechanism to assist with housing reasonable accommodation requests, and by denying reasonable housing accommodations as requested.

The city has been given adequate information that the owner at this address has not provided a functioning intercom service with audio and video; this is a repair issue as well as denial of reasonable accommodation.

The owner has been given adequate information that the owner at this address has not provided a functioning intercom service with audio and video; this is a repair issue as well as denial of reasonable accommodation.

The lack of handicapped parking stall, lack of accessible wheelchair height unit peephole, and lack of functioning audio and video intercom are repair as well as accessibility issues.

The denial of housing services in this regard is retaliation because I complained and such retaliation occurs within two months of my complaints.

Housing Benefits Provided to Other Tenants But Not to Me

1. Other tenants are assigned a two car parking stall

2. Other tenants are assigned a two car parking stall with no separate fee charged
3. Other tenants are assigned a two car parking stall with no separate application required
4. Other tenants have new Intercom monitor in their unit since 2022 but not me
5. Other tenants have unit peep hole to see up and down the hallway to the front and rear of the building since 2014 but not me

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

The attached RSO release from the landlord has problems: (1) Under the column "utility services paid by the landlord", each column is blank. I want RSO to seek a correction in that all utility services are paid by the landlord i.e. electric and gas and that there is only one master meter in the building. (2) The column says "parking is included in the rent amount". The landlord answer is "no". I want the RSO to reflect that parking is included in the rent amount for all 18 units. I am not aware of any tenant paying an extra fee for parking. The landlord has recently indicated the parking fee is \$150 but he refuses to verify how many units are paying that fee and when was such notice send to all tenants. The city Housing Department also refuses to verify this. (3) Cynthia Reynosa is the accounting person for owner management company Power Property Management Inc. Cynthia Reynosa sued me a few years back in a small claims action; the court denied her damages. But in a recent court case, when Reynosa was called to testify, Reynosa lied and said she did not know anything about the case. It is Cynthia Reynosa who processes the rent payments and Cynthia Reynosa who would know that the payment of electric, gas, and parking is included in the rent paid. According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Benjamin is the employee who permanently vandalized my car by pasting adhesive to my driver side car window and refuses to make repairs. Racists Among Us. See city clerk agenda item https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf

Demolition continues in Unit

8, but the housing concerns of Black tenants in Unit 9 (request for reasonable housing accommodations) are ignored by Mayor Karen Bass and other employees

Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied.

c: City attorney office via email

Staff Council District 10 Heather Hutt, Kimani Black, Andrew Westall, Emily Adsit, Alex Morales, Hakeem Parke-Davis, Gregory Earnest, Devyn Bakewell, Roger Gonzalez, Steele Bloodworth, Jeff Camp, Mayra Guevara, Diane Cho, Alan Antonio, Danielle Mero, Alisa Rivera, Jonathan Mitchell, Kris Simms, Frank Oliver, Robert Pullen-Miles, Roger Estrada, Terrence Gomes, Carl Young, Kimberly Valentine, Jenelle Henderson, Margarita Younkings, Jocelyn Padilla, Emani Byrd, Ricardo Carlos.

Study Notes 42 USC 1983 ("The Ku Klux Klan Act")

April 15, 2026. Housing services and requested reasonable accommodations still not supplied

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Bcc: hairylegs27@gmail.com

Date: Wednesday, April 15, 2026 at 08:01 PM PDT

Who is Responsible for the Cost? Generally, in affordable housing financed or assisted by a program administered by the City or CRA/LA, including bond-financing, the housing provider is responsible for the costs associated with a reasonable accommodation or modification. Source: Los Angeles City Clerk

<https://housing.lacity.gov/housing/reasonable-accommodations-and-modifications>

<https://share.google/DNYpwwMdlTgUeFJ5s>

Summary

1. This complaint concerns a request to property owner for reasonable accommodation handicap parking stall, pending since around December 2025.
2. This complaint concerns a request to the property owner for reasonable accommodation, wheelchair accessible unit peephole along with peephole that can see to both ends of the hallway, pending since around December 2025. Tenants in about 15 other units were given peep hole in 2014 that can see both ends of the hallway. I did not receive the same such peephole in 2014.
3. This complaint concerns request to the property owner, reasonable accommodation interface or indoor monitor to be installed in the unit. This has been pending since 2014 and 2023 when the owner installed the latest Wi-Fi based Intercom system but admits there is no accompanying interface or video or audio capability in the unit. Tenants in fifteen other units around 2014-2018 were given indoor connections to the intercom system, and denied to me as city code enforcement complaints show.
4. I reference city building code section 11A-708 and any other codes applicable at the the time the building was built, and at the time the parking gate was installed and the 2023 door entry system was installed.
5. A picture is attached showing vacant stalls tandem numbered 13, 14, 15.
6. Reference code violation complaint 983423.
7. The city code enforcement employees have the authority to verify the parking assignments at this property.

ADA applies to the parking lot

The ADA applies when some of the parking on site are for the public or for guests. A previous resident manager indicated in writing that there are parking stalls for guests on this site. In addition since there are 18 units and parking for a 27 cars, then the conduct of the owners that some of these stalls are to be used for guests. The ADA applies and there must be a handicap parking stall designated. In addition, some tenants who do not have a car or under the belief that their parking stall can be used for their guests. If that is the case, then the ADA applies. Since the property owner frequently lies, refuses to reassign me to one of these three vacant tandem stalls, then this indicates that those stalls are to be for purposes of guests.

City Inspector Alan Christensen,

(alan.christensen@lacity.org). Date: March 17, 2026. (Via email to council members also).

Thank you for inspecting on March 16, 2026 at about 10:00 am for the property 1522 Hi Point Street.

I memorialize the visit. This recount is meant to be indicative but not all inclusive. I showed you the nonfunctional intercom in my unit Artolier, I showed you that there is no connection or interface in my unit for the outside accessible required feature Akuvox system (since 2023), I showed you the unused mailbox slot in the unit door, I mentioned that I do not have a key to the building front door lock as the owner changed the lock, I showed you the need for a wheelchair accessible peephole (my wheelchair was in sight) in my unit door, I asked that the owner be ordered to supply a peephole that I can see both ends of the hallway (due to disability and vision disability), I showed you trash that is on the property but is not in the dumpster, I showed you the parking security gate in a non-operating position, I mentioned my need for a tandem or accessible parking stall, on the grounds my doctors have certified my disability and requested such parking stall or accommodation.

Further, I am following up to request written confirmation of your findings and next steps: you witnessed the building's Akuvox exterior entry panel has no indoor interface/monitor provided to tenants, we tested the system together and found there is no intercom functionality for many units and especially mine, there is no accessible peephole/alternative to identify visitors at my unit door, and the property owner (parking 27 stalls: single stalls 1A,1B,2-12; tandem 13-19; vacant/unused 1A,4,6,10,13-15; stalls 17-18 each have one car) has not assigned me an accessible parking stall near the rear accessible entry; the building received major renovations and new parking security gate in 2014-2017 and a new Akuvox door entry system in 2023 and the owner receives Section 8 assistance.

In response, the investigator Alan did take pictures and notes. He indicated that it was his personal opinion that I could use my personal property cell phone to access the Akuvox intercom function; I indicated that the building code does not authorize me to use my personal property for any reason, and that applicable building codes specifically require the Wifi type Akuvox have in each apartment unit an interface or indoor monitor capable of displaying voice and video. My cell phone is not for such use, is not an interface or indoor monitor owned by the property owner or owned by the city government. There is no mention in the applicable building codes that a tenant cell phone can satisfy the building code requirements.

It is a violation of my personal property to attempt to illegally steal my phone for purpose of the property owner and for purposes of violation of the city building code.

I also believe from the city website the city code enforcement inspectors have authority to investigate certain ADA violations at the property.

I believe it is an abuse of authority and abuse of discretion and abuse of federal tax dollars if ADA violations are not investigated by City code enforcement inspectors in a timely manner. Please advise in writing whether the Housing Department will (a) open a code compliance investigation regarding the lack of an indoor monitor and accessibility issues, (b) issue correction notices to the owner, or (c) refer this matter to another city office (Housing, ADA coordinator, or other).

If enforcement is limited, please provide the appropriate contact or case number so I can follow up. I appreciate a written response.

Thank you,
Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
323-807-3099

(Tenant since 2010)
Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Note: Brian Vasquez is the resident manager at this location.

The email above appears on Citywatch and also Facebook.



2026-4-3 Parking Lot Tandem Stalls.jpg.pdf
2.4 MB

Re: April 17, 2026. Housing services and requested reasonable accommodations still not supplied

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Cc: lamayornews@lacity.org

Bcc: hairylegs27@gmail.com

Date: Friday, April 17, 2026 at 10:40 AM PDT

According to the City Civil Rights Department, white tenants are without a working intercom at this location. The City Civil Rights department wrote that the property owners said there is no cameras and no audio or video connection to each of the 18 units. The Akuvox system the city said was installed as an upgrade but the intercom function of the unit does not work does not work according to City officials.

White tenants suffer under Mayor Karen Bass.

The property owner claims there would be a cost paid by the tenant to replace the unit peephole to make it accessible. There should be no extra cost involved because a few months back, it was reported that the peephole was replaced with no charge to the tenants unit 9. So far the property owner has not made the unit peephole wheelchair accessible; if the owner claims financial hardship, then he needs to submit proof of the hardship to the Public. The owner has refused to provide such proof. The owner claims some tenants are paying \$150 per month for parking but there is no proof of that. The owner claims there is an application process for tandem/handicapped parking but refuses to supply me with the application.

As forwarded to social media and Facebook and City Watch, here is the latest code violation complaint.

City Case Number 985965

Attach to Los Angeles code violation complaint April 16, 2026. From Geary J. Johnson word count. Word out 820.

Lack of approved electrical lighting, wiring and/or electrical equipment.

Under the direction of Los Angeles Mayor Karen Bass, white tenants in this building remain without a working intercom system according to the City Civil Rights Department. There are 18 units at this address 1522 Hi Point St 90035.

This code complaint is to Mayor Karen Bass and city council members. This code violation complaint shall include any and all previous code violation complaints regarding this property address. These code violation complaints are included by reference. This complaint includes any and all emails exchange between City employee, Steven, Harrison and myself and the Property owner. My request to Stephen Harrison by email have been ignored by Steven Harrison. This complaint is based on the recent damage claim filed with the city clerks office. The law requires that the owner of the property supply an interface or indoor monitor to each unit of this 18 unit building. The owner has failed to do so and the code enforcement department has failed to site the owner. This complaint is also based on all public comment submissions regarding this property over the past five years that have been submitted to the city, clerks office and Publix published to the Internet link by the city, clerks office as agenda items.

1. The Artolier and Akuvox intercoms do not work.
2. The owner has not installed in each unit the required interface or indoor monitor in order for the intercom to work.
3. The city has jurisdiction over tandem parking stalls and accessibility laws. No tandem parking stall has been supplied; there is no handicapped parking stall.
4. The owner has failed to supply a handicapped parking stall as requested.
5. The owner has failed to supply an accessible unit door peephole, as requested.

Search lahousingpermitsandrentadjustmentcommission how to deny black tenants housing services in los angeles or click links How to deny Black tenants housing services in Los Angeles. [How to deny Black tenants housing services in Los Angeles](#) .



How to deny Black tenants housing services in Los Angeles

[How Los Angeles Mayor Karen Bass' Government Denies Housing Services to Black Tenants For more info, see Videos ...](#)

This code violation complaint is based on code violation complaint 983423, and incorporated by reference.

This code complaint is based City document agenda item 02/22/2026 12:55 AM Council File No: 13-0160-S216 and Communications from the Public of same date. "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 City Civil Rights Department has said in writing that the owner of the property said that only the door entry system works; I note that the door entry system has always worked. However, the Civil Rights Department said that the owner said that the cameras not hooked up and that the current system Akuvox does not have audio or visual capability for the use of tenants, and that there is no indoor monitor in each unit for each tenant.

It is my belief that the applicable building codes Los Angeles mandate :the accessible two way intercom system for tenants to include unit interface or monitor, unit wheelchair height accessible peephole, and accessible handicapped parking stall. It is my believe that the code enforcement employees enforce the accessibility sections of the city building code and also that the code enforcement employees enforce the requirements for reasonable housing accommodations requested by me from the owner of the property.

This building conducted major renovations in the year 2014. And the year at 2023 the AKUVOX intercom system was installed at the front of the building. But at that time as the owner has admitted recently, no indoor monitor or interface was supplied to each of the 18 units. Thus there is no camera, video, audio connection from each unit to the front door entry intercom box, according to the owner.

In my opinion, this means that the city code enforcement department has not diligently enforced the building code as it applies to a two-way communication system to the tenants in the building, and as it applies to other accessibility requirements at this building.

Being that city employees have been made aware of my disabilities, I have requested that a April appointment be rescheduled in April for the timeframe 10 or 11 in the morning, instead

of 9 AM in the morning because 9 AM in the morning is affected by the ailments concerning my disabilities and could cause injury to myself or others if I have to meet the inspectors at 9 AM. The code enforcement inspectors have refused my accommodation request, and also refused to offer an effective alternative accommodation.. Geary J. Johnson April 16, 2026. Words 820.

Thank you,
Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
323-807-3099

(Tenant since 2010)

Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Note: Brian Vasquez is the resident manager at this location.

Reference:

DEPUTY CHIEFS OF STAFF (Mayor)
Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600
Therese Biederman, Executive Assistant 213 978-0600
Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600
Jennifer Houser, Executive Assistant 213 978-0600
Rachel Brashier, Deputy Chief of Staff of City Services
Michelle Tiliano, Executive Support Specialist

Reference:

Email for Power Property Management Inc. is (Thomas Khammar and Brent Parsons)
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us



2026-4-16 Scanned City Code Violation Complaint 985965.pdf
3.8 MB

Re: April 20, 2026. Housing services and requested reasonable accommodations still not supplied. ADA requirements for Parking

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Cc: lamayornews@lacity.org

Bcc: hairylegs27@gmail.com

Date: Monday, April 20, 2026 at 11:47 AM PDT

To whom it may concern city employees and Property Owner Hi Point 1522 LLC:

The ADA Says:

Location

In parking lots or garages, accessible parking spaces must be located on the shortest accessible route to the accessible entrance. An accessible route is the path a person with a disability takes to enter and move through a building or facility. [Accessible Parking Spaces](#)

Accessible Parking Spaces

The ADA requires businesses, non-profits, and state/local governments to provide parking spaces accessible to pe...



Since this location has parking for 27 cars, I believe the owner must comply with ADA regulations. I also believe the City code enforcement is responsible for compliance with ADA requirements.

The ADA requirements concern quest parking stalls. At this location there are 27 assigned/guest parking stalls. This is verified by owner agent Thomas Khammar as well as letter from prior resident manager Kassandra Harris who indicated parking is for guests. Guests means the Public. See copy of attached letter from resident manager Harris dated 6/24/2021. "When state or local governments, businesses and non-profit organizations provide parking lots or garages, accessible parking spaces complying with the Americans with Disabilities Act (ADA) must be provided." (ADA).

I have indicated to property owner agent Power Property Management Inc that there are available parking stalls at this location since there are 18 units and parking for 27 cars. It is clear the unassigned stalls are being used as "guest" stalls based on the conduct of the owner agents and based on the letter of Harris 6/24/21.

This property is not in compliance with the ADA as regards parking. The code enforcement or building code inspectors in the email chain are asked to investigate.

All rights reserved.

Thank you,
Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
323-807-3099

(Tenant since 2010)

Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Note: Brian Vasquez is the resident manager at this location.

Reference:

DEPUTY CHIEFS OF STAFF (Mayor)
Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600
Therese Biederman, Executive Assistant 213 978-0600
Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600
Jennifer Houser, Executive Assistant 213 978-0600
Rachel Brashier, Deputy Chief of Staff of City Services
Michelle Tiliano, Executive Support Specialist

Reference:

Email for Power Property Management Inc. is (Thomas Khammar and Brent Parsons)
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us



2021-6-24 Posted Letter from Harris Temp Residents and Parking.pdf
299.7 kB

FAX

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

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 4
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Violation ADA requirements

Message:

See email of today's date with letter from resident manager claiming there is Guest parking at this address.

Re: April 20, 2026. Housing services and requested reasonable accommodations still not supplied. ADA requirements for Parking

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriguez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Cc: lamayornews@lacity.org

Bcc: hairylegs27@gmail.com

Date: Monday, April 20, 2026 at 11:47 AM PDT

To whom it may concern city employees and Property Owner Hi Point 1522 LLC:

The ADA Says:

Location

In parking lots or garages, accessible parking spaces must be located on the shortest accessible route to the accessible entrance. An accessible route is the path a person with a disability takes to enter and move through a building or facility. [Accessible Parking Spaces](#)

Accessible Parking Spaces

The ADA requires businesses, nonprofits and state/local governments to provide parking spaces accessible to all.



Since this location has parking for 27 cars, I believe the owner must comply with ADA regulations. I also believe the City code enforcement is responsible for compliance with ADA requirements.

The ADA requirements concern quest parking stalls. At this location there are 27 assigned/guest parking stalls. This is verified by owner agent Thomas Khammar as well as letter from prior resident manager Kassandra Harris who indicated parking is for guests. Guests means the Public. See copy of attached letter from resident manager Harris dated 6/24/2021. "When state or local governments, businesses and non-profit organizations provide parking lots or garages, accessible parking spaces complying with the Americans with Disabilities Act (ADA) must be provided." (ADA).

I have indicated to property owner agent Power Property Management Inc that there are available parking stalls at this location since there are 18 units and parking for 27 cars. It is clear the unassigned stalls are being used as "guest" stalls based on the conduct of the owner agents and based on the letter of Harris 6/24/21.

This property is not in compliance with the ADA as regards parking. The code enforcement or building code inspectors in the email chain are asked to investigate.

All rights reserved.

Thank you,
Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
323-807-3099

(Tenant since 2010)

Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Note: Brian Vasquez is the resident manager at this location.

Reference:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

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Reference:

Email for Power Property Management Inc. is (Thomas Khammar and Brent Parsons)
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us



2021-6-24 Posted Letter from Harris Temp Residents and Parking.pdf
299.7 kB

6/24/2021

Hi Point Apartments
Permanent and Temporary residents:

We are encountering tenants returning home with unauthorized vehicles parked in their assigned parking space.

Each apartment unit is assigned a specific parking space, accommodating the tenant or his or her guest(s). Please do not disrupt a tenant's right to their amenities. Keep all assigned parking spaces free of personal belongings, trash and debris.

Violators will be towed at vehicle owner's expense.

Best,

K. Harris
Hi Point Apartments

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Violation ADA requirements
Pages Sent	4 / 4
Transmission Time	2 mins, 3 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-4-20 Email City and Owner re ADA Parking.pdf	52.48 kb	2
2021-6-24 Posted Letter from Harris Temp Residents and Parking.pdf	299.67 kb	1

Hate Crime at Hi Point Apts 1522



Hi Point Street 90035

Whites damage car window of Black
who complained of Racism

Racism Violence and Parking at 1522 Hi Point St Apts Los Angeles 90035

<https://lahousingpermitsandrentadjustmentcommission.com/racism-violence-and-parking-at-1522-hi-point-st-apts-los-angeles-90035/>

Mayor Karen Bass helps deny housing intercom services to Whites

Why the 2028 Olympics should not come to Los Angeles file 24-1338

<http://lahousingpermitsandrentadjustmentcommission.com/why-the-2028-olympics-should-not-come-to-los-angeles/>

Excerpt

Corruption Corruption Corruption

“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.”

What PC is this in?

Feb 24 2026 PC submission 13-0160-S216 Document 2 pages 25-26

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 awho 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.



ADA.gov

U.S. Department of Justice
Civil Rights Division

Accessible Parking Spaces

When state or local governments, businesses and non-profit organizations provide parking lots or garages, accessible parking spaces complying with the Americans with Disabilities Act (ADA) must be provided.

Accessible parking spaces are different than traditional parking spaces. They have specific features that make it easier for people with disabilities to access your programs, goods or services.

Topic

Read this to get a basic understanding of this topic.

For more detailed information on a topic, view [Guidance & Resource materials](#)

For information about the legal requirements, visit [Law, Regulations & Standards](#)

Features

Location

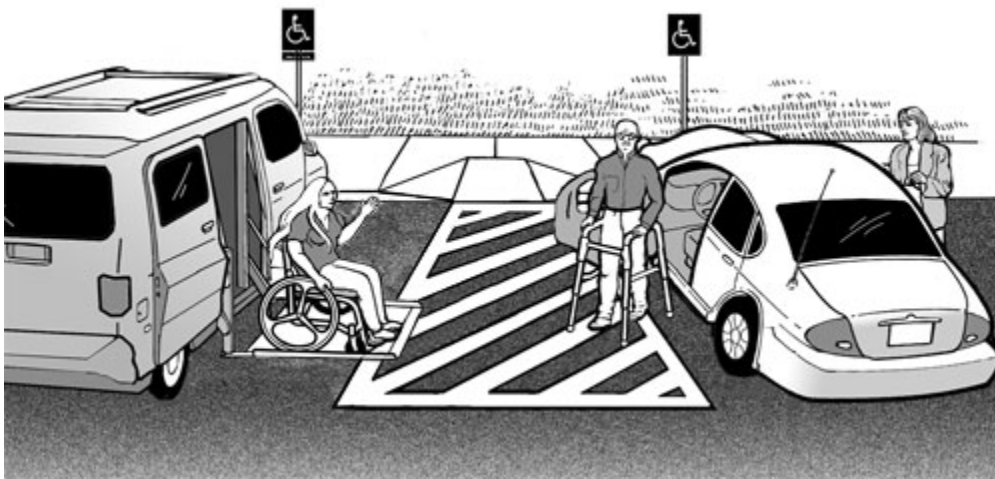
In parking lots or garages, accessible parking spaces must be located on the shortest accessible route to the accessible entrance. An accessible route is the path a person with a disability takes to enter and move through a building or facility.

Access Aisles

Accessible parking spaces must have access aisles. Access aisles provide a designated area for people who use wheelchairs or other mobility devices to get in and out of their car or van. Mobility devices allow people with disabilities to move about independently. They include walkers, canes, crutches, braces, manual or power wheelchairs, Segways, and electric scooters.

Access aisles must be:

- ✔ Marked (to discourage drivers from parking in them)
- ✔ The same length as the space
- ✔ Level with the parking space



Two accessible parking spaces can share an access aisle with the access aisle between the two parking spaces (except in angled parking).

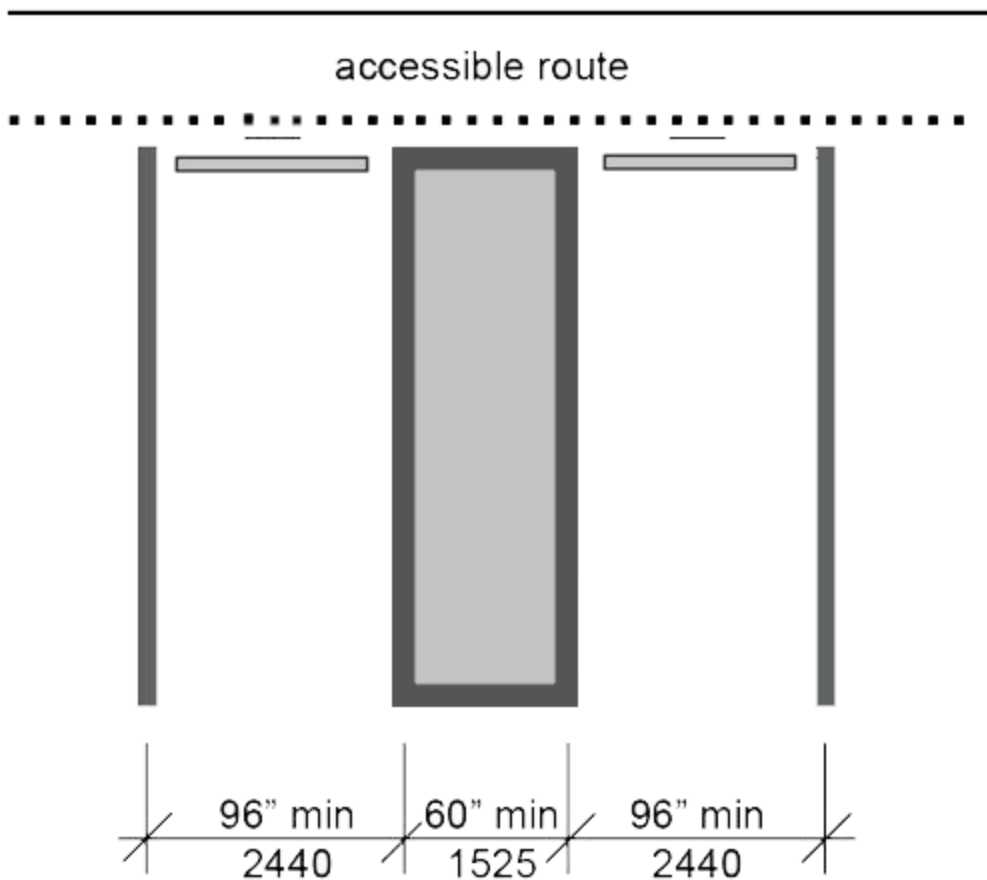
An access aisle can be placed on either side of the parking space (except in angled parking where it must be located on the passenger side of the parking space).

Parking Spaces

Accessible parking spaces must be provided for cars and vans.

Car accessible spaces must:

- ✔ Be at least 96 inches wide
- ✔ Have an access aisle at least 60 inches wide
- ✔ Have no more than a 1.48 (2.08%) slope in all directions
- ✔ Have a surface that is firm, stable, and slip-resistant
- ✔ Have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign)



Van accessible spaces must (pick option #1 or #2)

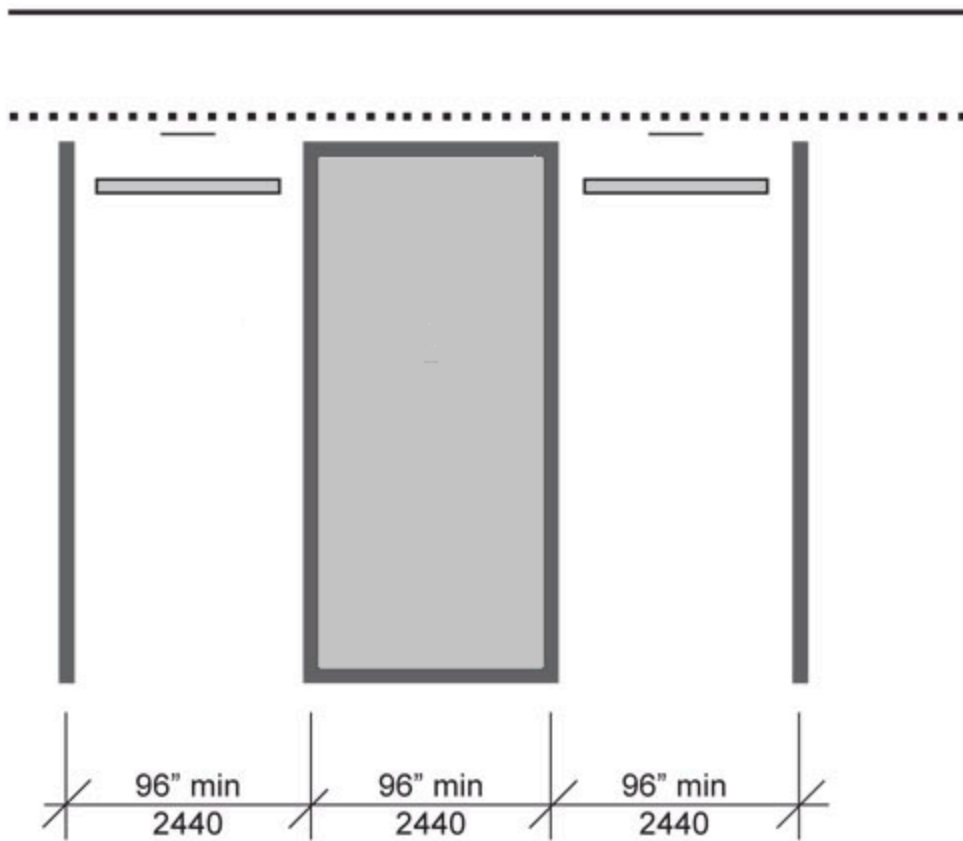
Option #1

- ✔ Be at least 132 inches wide
- ✔ Have an access aisle at least 60 inches wide
- ✔ Have no more than a 1:48 (2.08%) slope in all directions
- ✔ Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
- ✔ Have a surface that is firm, stable, and slip-resistant

- ✔ Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
 - First sign: international symbol of accessibility
 - Second sign: stating that the space is van accessible

Option #2

- ✔ Be at least 96 inches wide
- ✔ Have an access aisle at least 96 inches wide
- ✔ Have no more than a 1.49 (2.08%) slope in all directions
- ✔ Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
- ✔ Have a surface that is firm, stable and slip-resistant
- ✔ Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
 - First sign: international symbol of accessibility
 - Second sign: stating that the space is van accessible



Calculating Accessible Parking Spaces

The number of accessible parking spaces must be considered separately for each parking structure (lot or garage), not based on the total number of parking spaces provided on a site.

The chart below shows the number of accessible spaces required by the [2010 ADA Standards for Accessible Design](#).

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

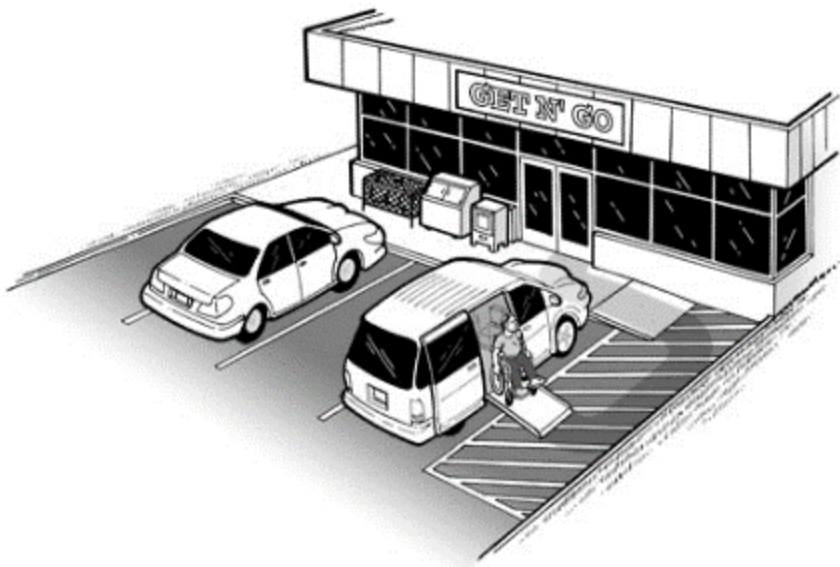
Special Parking Conditions

Limited Parking

Where parking spaces are limited to four or fewer spaces:

- ✔ One van accessible parking space must be provided

- ❌ A sign identifying the accessible space is not required



Parking at Hospital Facilities

Hospital Outpatient Facilities

- ❗ Ten percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Rehabilitation Facilities

- ❗ Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Outpatient Physical Therapy Facilities

- ❗ Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Learn More About the ADA and Accessible Parking

You might find the links below helpful:

- [ADA Update: Primer for Small Businesses](#)
 - [ADA Update: A Primer for State and Local Governments](#)
 - [ADA Compliance Brief: Restriping Parking Spaces](#)
-

The Americans with Disabilities Act authorizes the Department of Justice (the Department) to provide technical assistance to individuals and entities that have rights or responsibilities under the Act. This document provides informal guidance to assist you in understanding the ADA and the Department's regulations.

Guidance documents posted to this website are not intended to be a final agency action, have no legally binding effect, and have no force or effect of law. The documents may be rescinded or modified in the Departments' complete discretion, in accordance with applicable laws. The Departments' guidance documents, including this guidance, do not establish legally enforceable responsibilities beyond what is required by the terms of the applicable statutes, regulations, or binding judicial precedent. For more information, see 1-19.000 – Principles for Issuance and Use of Guidance

Documents, <https://www.justice.gov/jm/1-19000-limitation-issuance-guidance-documents-1>.

Related Content

Guidance

[ADA Compliance Brief:
Restriping Parking Spaces](#)

FHA/ADA requirements for effective two-way communication necessitate providing **auxiliary aids and services** to ensure individuals with disabilities can communicate as effectively as those without. Key requirements include:

- **Method Selection:** Consulting the individual to determine the best method, which must be provided promptly.
- **Methods & Tools:** Using tools like video remote interpreting (VRI), sign language interpreters, text-to-speech, written materials, or accessible electronic documents.
- **Accessibility:** Ensuring two-way systems (e.g., intercoms, emergency alerts) include both audible and visible signals.
- **Cost & Burden:** Covered entities must pay for aids, unless they constitute an **undue financial/administrative burden**.

Key Aspects of Two-Way Communication Rules:

- **Equal Access:** The goal is to ensure the person with a disability can receive information from and convey information to the entity equally effectively as others.
- **Interaction:** The process includes listening to feedback and observing nonverbal cues to confirm the message was received and understood.
- **Application:** Applies to all communication, including phone calls relay calls, in-person appointments, and written documents.
- **Timeliness:** Requests for accommodation must be met with timely responses.

-

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.

PPMG is responsible for the lack of maintenance at this address.

See their Yelp Page at

<https://www.yelp.com/biz/power-property-management-los-angeles>



State of California
Office of the Attorney General

ROB BONTA
ATTORNEY GENERAL

June 14, 2022

To: All District Attorneys, City Attorneys, and County Counsel in California

RE: Enforcement of State Disability Access Laws in Business Establishments and Public Accommodations

Dear Colleague:

Californians with disabilities have historically experienced widespread discrimination in business establishments and public accommodations. They have often been excluded from everyday activities, such as shopping at stores or going to restaurants.¹ Equal access to business establishments and places of public accommodation is necessary to ensure that people with disabilities can lead independent lives and fully participate in all aspects of society.

Unfortunately, discrimination against individuals with disabilities in business establishments and places of public accommodation is still prevalent in California. The Office of the Attorney General continues to receive complaints that Californians with disabilities are being denied basic rights at business establishments and public accommodations throughout the state, including the right to physical access and service animals. Recently, our office has also received complaints regarding outdoor dining programs established in response to the COVID pandemic, as some businesses participating in these programs have created physical barriers for people with disabilities accessing public sidewalks.

As the Attorney General of the State of California, I have a strong interest in ensuring compliance with the state's disability access laws and regulations so that persons with disabilities have equal access to the services and facilities of places that are open to the public. I encourage you to join us in our effort to ensure that business establishments and public accommodations within your jurisdiction comply with disability access laws.

State and federal disability access laws mandate equal access for people with disabilities and prohibit discrimination against them in business establishments and public accommodations.

¹ U.S. Dept. of J. (U.S. DOJ) Civ. Rights Div., *ADA Update: A Primer for Small Business* (Mar. 16, 2011) <<https://www.ada.gov/regs2010/smallbusiness/smallbusprimer2010.htm>> (as of May 20, 2022).

Under California's Unruh Civil Rights Act, people with disabilities are entitled to full and equal accommodations, facilities, privileges, advantages, or services "in all business establishments of every kind whatsoever." (Civ. Code, § 51, subd. (b).) The California Disabled Persons Act also provides that people with disabilities have a right to the full and free use of sidewalks, public buildings, medical facilities, and other public places. (Civ. Code, § 54, subd. (a); see also Civ. Code, § 54.1.)²

Similarly, Title III of the Americans with Disabilities Act (ADA) and its implementing regulations make it unlawful for private entities to discriminate against people with disabilities in public accommodations, such as hotels, restaurants, grocery stores, places of education, and homeless shelters.³ (42 U.S.C. § 12182; 28 C.F.R. § 36.104.) People with disabilities are entitled to the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation. (28 C.F.R. § 36.201.) To ensure access for people with disabilities, public accommodations must remove architectural barriers in existing facilities, including communication barriers, where removal is readily achievable.⁴ (28 C.F.R. § 36.304.) They must also provide appropriate auxiliary aids and services to ensure effective communication with people with disabilities and make reasonable modifications in their policies, practices, or procedures to make goods, services, facilities, privileges, advantages, or accommodations available to individuals with disabilities. (28 C.F.R. §§ 36.302, 36.303.) A

² The California Department of Fair Employment and Housing (DFEH) provides information on California's Unruh Civil Rights Act and the right of individuals with disabilities to equal access. (See DFEH, *Discrimination Laws Regarding People with Disabilities* <<https://www.dfeh.ca.gov/peoplewithdisabilities/#otherResourcesBody>> [as of May 20, 2022]; *Public Access Discrimination and Civil Rights, Fact Sheet* (Dec. 2020) <https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2017/12/DFEH_UnruhFactSheet.pdf> [as of May 20, 2022].)

³ The U.S. DOJ Civil Rights Division provides resources regarding Title III of the ADA, including guidance on physical access, service animals, and effective communication. (See U.S. DOJ, *Title III: Resources for Business and People with Disabilities* <https://www.ada.gov/ta_titleiii.html> [as of May 20, 2022].)

⁴ Information regarding removal of a "readily achievable barrier" and inspections of buildings for compliance with applicable federal accessibility standards is available from the Department of General Services (DGS). (See DGS, *CASp Property Inspection, Business Owners Frequently Asked Questions* <<https://www.dgs.ca.gov/DSA/Resources/Page-Content/Resources-List-Folder/Certified-Access-Specialist-Property-Inspection>> [as of May 20, 2022]). Further information and guidance on federal accessibility standards is available at the website of the U.S. DOJ and the U.S. Access Board, in addition to regulations from the U.S. Department of Housing and Urban Development (HUD). (See U.S. DOJ, *ADA Standards for Accessible Design* <https://www.ada.gov/2010ADASTandards_index.htm> [as of May 20, 2022]; U.S. Access Board, *Uniform Federal Accessibility Standards (UFAS)* (1984) <<https://www.access-board.gov/aba/ufas.html>> [as of May 20, 2022]; HUD, *Fair Housing Accessibility Guidelines*, 58 Fed. Reg. 9472 (Mar. 6, 1991).) For further information regarding accessibility requirements for people with disabilities, please also see "Accessible Design Standards for People with Disabilities," Attorney General Rob Bonta, letter to all city and county building officials in California, June 14, 2022.

violation of the ADA also constitutes a violation of both the California Unruh Civil Rights Act and the California Disabled Persons Act. (Civ. Code, §§ 51, subd. (f); 54, subd. (c).)⁵

There are several ways in which city attorneys, county counsels, and district attorneys can help ensure Californians with disabilities have equal access to business establishments and public accommodations in their jurisdictions. For example, city attorneys and county counsels can educate private entities who own businesses and other places of public accommodation in their jurisdictions about their obligations under state law and provide guidance and technical assistance to help them correct disability rights violations.⁶ Where voluntary compliance is not forthcoming, city attorneys and district attorneys can also compel compliance with state disability access laws through litigation under the Unruh Act and/or the Disabled Persons Act. (See Civ. Code, §§ 52, subd. (c); 55.1.)

Your office plays a critical role in ensuring equal access for Californians with disabilities in business establishments and public accommodations throughout the State, and supporting their full participation in all aspects of society. Thank you for your time and anticipated effort in helping us achieve this goal.

⁵ Other state and federal laws may also apply to a business that receives state and/or federal funds. (See Gov. Code, § 11135, subd. (a); Cal. Code Regs., tit. 2, § 11150 [prohibiting discrimination against people with disabilities under any program or activity that is conducted, operated, or administered by the State or by any state agency, is funded directly by the State, or receives any financial assistance from the State]; 29 U.S.C. § 794 [Section 504 of the Rehabilitation Act] [prohibiting discrimination against people with disabilities under any program or activity receiving federal financial assistance].)

⁶ City attorneys and county counsel may wish to refer small businesses to their local building departments or building inspectors for technical assistance on state building code compliance. (See, e.g., City of San Jose, Planning, Building and Code Enforcement, *Disabled Access Requirements: What Building and Business Owners Should Know and Do* (Mar. 17, 2020) <<https://www.sanjoseca.gov/home/showpublisheddocument/25953>> [as of May 20, 2022].) Additionally, business owners may be referred to the California Capital Access Program Americans with Disabilities Act (CalCAP/ADA) Financing Program, which assists small businesses with financing the costs to alter or retrofit existing small business facilities to comply with the ADA's requirements. (See Cal. St. Treasurer, *Americans with Disabilities Act Financing Program* <<https://www.treasurer.ca.gov/cpcfca/calcap/ada/summary.asp>> [as of May 20, 2022].) DGS's Access Compliance Advisory Reference Manual also provides guidance on how to comply with state accessibility requirements. (See DGS, Div. of the St. Architect, *Access Compliance Reference Materials, 2019 California Access Compliance Advisory Reference Manual* (Mar. 23, 2021) <<https://www.dgs.ca.gov/DSA/Resources/Page-Content/Resources-List-Folder/Access-Compliance-Reference-Materials>> [as of May 20, 2022].)

All District Attorneys, City Attorneys, and County Counsel in California

June 14, 2022

Page 4

If you have any questions or comments, please feel free to contact Michael L. Newman, the Senior Assistant Attorney General for the Civil Rights Enforcement Section, which includes the Department of Justice's Disability Rights Bureau. Mr. Newman may be reached at Michael.Newman@doj.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Rob Bonta". The signature is written in a cursive style with a large, stylized "R" and "B".

ROB BONTA
Attorney General



Stay Informed: January 2026 Investor Update

1 message

Brent Parsons <brent@powercapitalgrp.com>
To:

Thu, Jan 8, 2026 at 10:32 AM

Do Not Hire

[View in Browser](#)



As we begin 2026, we are assessing **current market conditions**, highlighting the **stability of the Texas multifamily market**, and outlining how **investment decisions** are being guided in the year ahead.

These updates reflect Power Capital Group’s continued focus on fundamentals, risk management, and long-t creation.



The housing market enters 2026 in a period of gradual adjustment rather than rapid change.

BRENT PARSONS
Managing Partner
310-593-3955 ext. 24
brent@powercapitalgrp.com

THOMAS KHAMMAR
Managing Partner
310-593-3955 ext. 23
thomas@powercapitalgrp.com

POWER CAPITAL GROUP
powercapitalgrp.com 8885 Venice Blvd. Suite 205 Los Angeles CA 90034

Get the inside scoop! Find us on



You've received this email because you're one of our customers or subscribers.
Power Property Management inc., P.O. Box 472, Culver City, CA 90232, United States | Unsubscribe