

## Communication from Public

**Name:** Geary J Johnson

**Date Submitted:** 05/03/2026 09:48 PM

**Council File No:** 26-0552

**Comments for Public Posting:** 26-0552. CD10. ECONOMIC DEVELOPMENT AND JOBS COMMITTEE REPORT and ORDINANCE OF INTENTION FIRST CONSIDERATION relative to the renewal of the West Adams, Property-Based, Business Improvement District (BID). This matter is opposed because. A history of Los Angeles government May 3 2026. Table of contents. 2026 Los Angeles Mayor candidates. 2026-5-2 email abuse federal dollars. 2026-5-2 Stalls 1522 for 13 to 16 vacant. (Owner agents Thomas Khammar and Benjamin Renkainen said there are no available parking stalls but from the picture you can clearly see that stalls 13 and 14 are vacant. You can also see that stall 15 has one vehicle. The vehicle in stall 15 appears to be parked there illegally, but that prohibition seems to only apply to Black tenants.). California Governor race cert-list-candidates 2026. 2026-3-3 AT 1117 AM Tenant Complaint Intake Form (RSO). 2026 April 27 PDF Attach to Code Violation Complaint 987103. 2026-4-26 Email to RSO Bender. 2026-4-24 police report re HPoint car. Statement of the Info Secretary of State Hi Point Managers. References. 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. PPMG employees are Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker. Published to internet links 3-21-2026.  
[https://cityclerk.lacity.org/onlinedocs/2025/25-0416\\_PC\\_PM\\_03-21-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf)  
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[https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65\\_pc\\_04-9-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf)  
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[https://cityclerk.lacity.org/onlinedocs/2026/26-0512\\_PC\\_AM\\_04-28-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf)



CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK - ELECTION DIVISION  
**PRIMARY NOMINATING ELECTION CANDIDATES  
DECLARATION OF INTENTION  
(by Office and Filing Order)**

**MAYOR**

Ballot Name	Occupational Designation	Filing Order	Filing Date
MISAEEL ORTEGA	Painting Contractor	11	2/2/2026
CASSANDRA FAYE FLOYD	Minister	15	2/2/2026
ADAM JEFFREY CARMICHAEL	Software Systems Architect	20	2/2/2026
TISH HYMAN	Musician/Entrepreneur	21	2/2/2026
JUANITA LOPEZ	Political Scientist	22	2/2/2026
STEVIE MACEO MILAN	Sales Representative	24	2/2/2026
ASAAD ALNAJJAR	Engineering Manager, City of Los Angeles	26	2/2/2026
GRISELDA DIAZ	Administrative Manager/Activist	29	2/2/2026
KEELDAR SHAWN HAMILTON	Transportation Coordinator	34	2/3/2026
NICK HARRON	Writer	40	2/3/2026
ALYXANDRIA-JAMIL CARTER	Professional Artist	41	2/3/2026
SPENCER PRATT	Community Advocate	44	2/3/2026
ROBERT "GOODY" GOODMAN	Entrepreneur/Financial Advisor	45	2/3/2026
JOSEPH GARCIA	Gardener/Advocate/Naturalist	48	2/3/2026
ANDREW K. KIM	Attorney-At-Law	52	2/3/2026
FRANZISKA VON FISCHER	Real Estate Investor	54	2/3/2026
VINCENT WALI	Nurse	55	2/3/2026
NELSON CHENG	Streamer/Behavioral Interventionist	56	2/3/2026
ANDREJ A. SELIVRA	Enterprise Technical Architect	57	2/3/2026
UNKNOWN Q		58	2/4/2026
BRYANT ACOSTA	Chief Creative Officer	63	2/3/2026
KAREN RUTH BASS	Mayor, City of Los Angeles	64	2/3/2026
SUZY KIM	Mental Health Professional	66	2/4/2026
RAE CHEN HUANG	Pastor/Housing Advocate	68	2/4/2026
JEANNE MOLLER FONTANA	Mental Health Activist	69	2/4/2026
PRESTON JAMES MILLER		74	2/4/2026
ADAM MILLER	Nonprofit Executive/Entrepreneur	75	2/4/2026



CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK - ELECTION DIVISION  
**PRIMARY NOMINATING ELECTION CANDIDATES  
DECLARATION OF INTENTION  
(by Office and Filing Order)**

**MAYOR (continued)**

Ballot Name	Occupational Designation	Filing Order	Filing Date
ERNESTO G. CASTELLI	Writer	79	2/4/2026
CARMENLINA MINASOVA	Human Rights Activist	85	2/4/2026
JERRY R. TYLER	Businessman	90	2/5/2026
KATYA FORSYTH	Compost Industry Professional	93	2/6/2026
ERIK DANIEL GARCIA	Entrepreneur	94	2/6/2026
<i>MELISH A. THOMPSON (WITHDRAWN)</i>	Businessperson	96	2/6/2026
ALYSSA BALL	Science Education Advocate	98	2/6/2026
LAURA GARZA	Union Rail Worker	99	2/6/2026
VICTOR F. MONTES	Community Services Professional	100	2/6/2026
DOUGLAS NICHOLS	Chief Executive Officer	101	2/6/2026
DEBRA "JERRI" DUGGAN	Housing Developer	102	2/6/2026
BENJI GUERRERO	Artist/Health Educator	104	2/7/2026
NITHYA RAMAN	Councilmember/Urban Planner	106	2/7/2026
<i>HELAN MAHMOOD (WITHDRAWN)</i>	Business Owner	107	2/7/2026
EOIN RICHARD CONNOLLY	Journalist	108	2/7/2026
JOHN LOGSDON	Neighborhood Council Boardmember	109	2/7/2026

**CITY ATTORNEY**

Ballot Name	Occupational Designation	Filing Order	Filing Date
MARISSA ROY	Deputy Attorney General	3	2/2/2026
HYDEE FELDSTEIN SOTO	Los Angeles City Attorney	4	2/2/2026
AIDA ASHOURI	Human Rights Attorney	19	2/2/2026
JOHN MCKINNEY	Deputy District Attorney	97	2/6/2026

~~[Redacted]~~

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**Fw: May 2, 2026. Abuse of federal funds. ADA violations not cited or corrected. Housing services and requested reasonable accommodations still not supplied. Disability proof attached.**

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

Sat, May 2 at 7:22 PM

~~Reply to [Redacted]~~  
~~[Redacted]~~

~~[Redacted]~~

----- Forwarded Message -----

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**Cc:** lamayornews@lacity.org <lamayornews@lacity.org>

**Sent:** Saturday, May 2, 2026 at 07:16:17 PM PDT

**Subject:** Re: May 2, 2026. Abuse of federal funds. ADA violations not cited or corrected. Housing services and requested reasonable accommodations still not supplied. Disability proof attached.

How many days since original housing services complaints: 4018.

A history of Los Angeles government.

To whom it may concern and Mayor Karen Bass:

ADA violations at this property have not been cited or corrected. [1522 Hi Point Street 90035](#) aka Hi Point Apartments. This is an abuse of federal tax dollars by city employees. This property owner receives government assistance and section 8 funding. This is an abuse of federal funding.

There also appears to be illegal parking at parking stalls 15 and 16. There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item [2026/26-0512](#) at 4/28/2026 and code violation complaint 987103.

Recall Code enforcement Inspection- attach to code violation complaint. 987103

3279 words

9:35 am.

Monday, April 27, 2026

Debris behind dumpster glass door.

Debris plastic tarp in stall #12

No posted in common area “right to counsel.”

I told city employee Alfredo that previous city employee Christenson had taken pictures of the peephole in my door, mailbox slot which could be easily with little cost changed to accessible level peephole.

Inspector Alfredo came into unit and saw nonworking Artolier intercom and also saw my wheelchair near the unit door.

I told Alfredo that the previous owner had replaced the Artolier system in 2014 but did not replace mine. There was a new box on the outside of the building and interface wired connections to each of the 15 other units. I told Alfredo that in 2023 the new owner installed the AKUVOX on the outside of the building but no connection was made by interface or otherwise to the inside of each unit. I also showed Alfredo the outside box for a AKUVOX door entry intercom and showed him some of the functions that do not work and showed him that it does appear to be a camera, but I said I've been told by the city discrimination department that there is no audio and no cameras connecting the outside units to each apartment. I quoted building code section at 11 B – 708 accessibility requirements.

The Akuvox system installed is “R29

World's First Facial Recognition Android Doorphone

Akuvox R29 is a SIP video doorphone with a 7” touch screen, which performs AI-powered offline facial recognition for door access. It is typically used in apartment buildings, high-rise office buildings and building complexes.”

According to the manufacturer, the device contains two cameras, and “Yes, the Akuvox R29 is a high-end SIP-based smart IP video intercom that features advanced two-way audio and video communication, facial recognition, and mobile app integration. It allows residents to see and speak with visitors, as well as remotely unlock doors via smartphone, indoor monitors, or IP phones.” (Ad). So so says the manufacturer, this is an intercom two way communication device. The ad does not say the intercom/camera function can be turned off.

I indicated that the accessible peep hole, accessible parking stall, and accessible two-way communication Intercom system are requirements of the city building code. Alfredo said that he was not sure, but he would have to check on all of those areas and get back to me.

This indicated to me that there has been numerous code enforcement complaints filed with the portal as well as copies sent to specific and individual code enforcement employees as well as City Council employees and that Alfredo appeared to have no awareness of those complaints nor had he read those complaints. I feel this is abuse of federal tax dollars being that the employee should be aware of the complaint or complaints before they come out to the property although he did say he was doing a follow up.

I showed Alfredo the debris glass door behind the garbage can, and I also showed him what looked like some plastic sheets rolled behind parking stall number 16. Alfredo said he was more concerned if there's a large communication or accumulation of debris rather than one or two items.

I indicated to Alfredo that I have requested a dedicated handicap parking stall that would be near the back door. Currently, I am assigned to a shared parking stall number eight.

Alfredo said he believed that the ADA is subject to grandfather clause. My response that there is no grandfather clause look back on the ADA requirements. I have previously said to the city code enforcement, inspectors that there is guest

stalls on this parking lot, proven by a written statement from the previous resident Manager. I believe that guest stalls are under the jurisdiction of the ADA and that therefore the parking stalls are under the jurisdiction of the city code enforcement..

I also indicated to Alfredo that besides being local accessibility building code requirements, the repair items that I am speaking of are repair maintenance items and maintenance that is covered under the Health & Safety Code and the jurisdiction of the code enforcement inspectors. There is striping of a parking stall needed to make it into a handicap. Parking stall is under the jurisdiction of the code enforcement department; the replacement of the unit door people with an accessible wheelchair height peephole is a maintenance issue under the jurisdiction of the code enforcement department; the maintenance of the Intercom system in order to make it contain a camera and audio is a maintenance issue under the jurisdiction of the code enforcement department. Since these are all maintenance issues, then they are covered by the rental agreement and rent paid, then the owner cannot charge a fee to provide these housing services or accommodations. There is no posting on the property that there is a fee to provide a parking single or tandem. There is no fee posted to the property or there is no sign posted to the property that there is a fee to install a accessible door peephole and in fact in December, the owner installed another peephole in my door and there was no charge. I think the code enforcement does have jurisdiction over the fact that if the owner tries to charge us a fee for a reasonable accommodation, housing service, then that would be the jurisdiction of the housing department as an illegal rent increase.

I mentioned the safety factor of having an abandoned water heater on the property. He examined it and it is clearly not connected but is strapped to the wall. Alfredo said as long as it is not hurting anyone, even though it is trash, the city would not require the owner to move it. It seems like a potential for harm since it is not operated and children may be in that area since it is the laundry room. It is the type of debris that could cause harm. Alfredo said he did not consider the debris I pointed out as “excessive.” I disagreed.

I told him that I believe code enforcement does enforce the ADA regulations. I mentioned that the building is not wheelchair accessible that I cannot come up

the front steps with the wheelchair. I said I would use the wheelchair at the back door since it is more accessible (only one step to navigate) but that I need a handicapped assessable parking stall, not the shared one I currently occupy stall #8.

Alfredo said code enforcement goes by the year of the building and that the ADA does not allow them to go back retroactive; I told him I do not think the ADA has a retroactive prohibition.

As I have stated to city employees, the ADA has authority over parking if there are quest parking stalls. Since there have been quest stalls since 1972, the ADA would apply.

I did explain to Alfredo that the property was modified in year 2014 with the addition of an electronic parking gate, thus the gate and modification of parking lot is under the jurisdiction of the ADA.

I also believe that parking stall 1A is numbered as such to indicate “guest” stall which puts the property under ADA requirements.

The numbers on the parking stalls are faded, as faded paint is an accessibility violation. Faded paint is an architectural barrier that the code enforcement has jurisdiction over.

NO RIGHT TO counsel notice in common area, as told to Alfredo.

ADA units vs ADA building says Alfredo.

- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.

## RESEARCH (mostly AI from Google)

In the City of Los Angeles, the primary agency enforcing reasonable housing accommodations for people with disabilities in city-mandated housing is the **Los Angeles Housing Department**

**(LAHD)** through its Accessible Housing Program (AcHP). LAHD handles reasonable accommodation and modification requests, ensuring fair access to housing.

Key agencies involved include:

- **LAHD (Los Angeles Housing Department):** Enforces, reviews, and processes reasonable accommodation requests.
- **HACLA (Housing Authority of the City of Los Angeles):** Manages reasonable accommodations for public housing and Section 8 voucher holders.
- **California Civil Rights Department (CRD):** Enforces state fair housing laws regarding accommodations.

For violations, residents can file complaints with LAHD or the Fair Housing Rights Center. (Source AI).

### Key Guest Parking Regulations in Los Angeles

- **Multifamily Requirements:** For developments with 11 or more units, the city generally requires a minimum of 1 guest parking space for every 10 dwelling units.
- **Signage:** Guest parking spaces must be clearly posted with signs at building entrances, indicating the location and number of reserved spaces.
- **Security Gates:** If guest parking is located behind a security gate, the code requires an electronic intercommunication system to be accessible for visitors to call individual units.
- **Location:** Guest spaces should be distributed throughout the development.
- **Dimensions:** Standard parking stalls in [LA City](#) are typically 8.5'x18' for standard, 7.5'x15' for compact, while accessible spaces must be 108 inches (9 ft) wide with a 5 ft access aisle, or 144 inches (12 ft) for vans.

Key details regarding ADA guest parking requirements include:

- **1-25 total spaces:** 1 must be accessible.

- **26-50 total spaces:** 2 must be accessible.
- **51-75 total spaces:** 3 must be accessible.
- **Van Accessibility:** At least 1 of every 6 accessible spaces must be van-accessible.
- **Location:** Accessible spaces must be on the shortest accessible route to the accessible entrance.
- **Residential Parking:** For residential, parking must be accessible if it is for first occupancy on or after **March 13, 1991**.

Does the ADA apply retroactively to older buildings? The building was built in 1973 but the owner modified the property in 2014 with security parking gate. The 2010 ADA parking requirements would apply.

Yes, the [2010 ADA Standards for Accessible Design](#) apply to parking lot modifications (such as restriping or resurfacing) performed in 2014. Because the work occurred after March 15, 2012, the altered areas must comply with the 2010 regulations, specifically regarding the number, size, and location of accessible spaces.


### **Key ADA Compliance Rules for 2014 Modifications:**

- **Trigger for Compliance:** Any alterations—including restriping, resealing, or resurfacing—made after March 15, 2012, trigger the requirement to comply with the 2010 Standards.
- **Safe Harbor Clause:** If the parking lot complied with the 1991 ADA Standards and was not altered between 1992 and March 15, 2012, it was "grandfathered." However, making modifications in 2014 voids this safe harbor for the altered elements, requiring them to meet the 2010 standards.
- **Extent of Compliance:** If only specific spots are restriped, only those spots need to comply. If the entire lot is modified, the entire lot must comply to the maximum extent feasible.
- **Requirements:** Accessible parking must be on the shortest accessible route to the entrance, with appropriate signage and van-accessible spaces

Yes, the installation of an electric parking gate is generally considered an **alteration to the property**. It is frequently classified as a structural modification, improvement, or addition rather than normal maintenance, because it involves permanent changes to the property's infrastructure, such as adding new structures, electrical systems, and changing the site's layout.

Here is a breakdown of why it is classified as an alteration:

### Why It's Considered an Alteration

- **Structural Change:** Installing a gate—especially one with a concrete foundation for a sliding track or a concrete pad for a swing motor—alters the existing landscape and pavement.
- **Electrical System Modification:** Installing an electric gate requires running new electrical lines from the building's power supply to the gate, which is considered a significant alteration.
- **Safety & Access Regulations:** An electric gate must comply with local, state, and national safety codes (e.g., [ICC standards](#) ) , ensuring that the new, automated structure does not create entrapment risks.
- **Impact on Usability:** An automatic gate changes how people enter, exit, or use the parking area.

If the property has not been altered since 1972, the primary federal requirement is compliance with the FHA for common areas (common area parking, leasing offices), rather than the full ADA parking technical standards. [1, 2] Source: AI. The property was altered in 2014 (full electrical, plumbing, intercom , and parking gate installed) and 2023, so the ADA does apply.

### 233.3.1.2 Residential Dwelling Units with Communication Features

In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with [809.5](#).

Certificate of Occupancy for this property was issued 4/17/1973.

MODIFICATION OF THE PROPERTY IN 2014 INCLUDING PARKING GATE, INTERCOM SYSTEM, AND DOOR PEEPHOLES. AT THE TIME, THERE WAS NO ADDITIONAL SEPARATE FEE OR CHARGE TO TENANTS.

New door peepholes were installed at this address in 2014 for all units except units 8,9,5. Those peepholes allowed tenants to see both ends of the hallway. This was a modification of the property,

Yes, changing a door peephole is generally considered a **modification or alteration** in a rental or condominium setting. While it is often classified as a minor alteration, it involves a physical change to the structure of the door, which is property owned by the landlord or the association. [[1](#), [2](#), [3](#)] **No-Drill Products:** Use wireless peephole cameras that mount over the existing, original peephole using adhesives.

Building accessibility triggers are events, such as renovations, alterations, or changes in use, that mandate compliance with standards like the [Americans with Disabilities Act \(ADA\)](#). Alterations to a "primary function area"—such as renovating a lobby, office, or dining area—trigger the requirement to provide an accessible path of travel. This path, including restrooms, telephones, and drinking fountains, must be upgraded if the cost is not "disproportionate" (typically up to 20% of the overall project cost).

Key triggers and requirements include:

- **Alterations to Primary Function Areas:** Any remodeling that affects the usability of a major functional space triggers path-of-travel accessibility requirements.
- **Path of Travel Cost Constraint:** If the alterations trigger is met, 20% of the construction cost must be spent on barrier removal on the path of travel (e.g., parking, walkways, restrooms).
- **Renovation Scale:** In some cases, if the cost of a renovation exceeds a certain percentage (often 30%) of the total property value, full building compliance may be triggered.
- **New Construction/Additions:** Newly constructed facilities or additions to existing buildings must meet full accessibility standards.

- **Barrier Removal:** Under ADA Titles II and III, entities must remove architectural barriers in existing buildings, even without renovations, if it is "readily achievable".

### Examples of Triggers and Improvements:

- **Trigger:** Renovating a restroom \(\rightarrow\) **Improvement:** Installing grab bars and widening doors.
- **Trigger:** Repaving a parking lot \(\rightarrow\) **Improvement:** Creating accessible parking spaces.
- **Trigger:** Upgrading lighting \(\rightarrow\) **Improvement:** Installing flashing fire alarm lights.
- **Trigger:** Rearranging retail layout \(\rightarrow\) **Improvement:** Creating wider aisles.

Yes, the lack of a unit peephole (or equivalent door viewer) is often considered a violation of building codes or safety standards in many jurisdictions, particularly for multi-family dwellings.

Here is a breakdown of the requirements:

- **Legal Requirements:** In many cities, including New York City, it is mandatory to provide and maintain a peephole in the entrance door of each dwelling unit.
- **Building Codes:** Many jurisdictions follow codes requiring a means of identifying visitors without opening the door, often interpreted as a peephole with a 180-degree view.
- **Accessibility Standards:** ADA guidelines often require peepholes to be installed at specific, accessible heights (e.g., 43 to 60 inches) to accommodate all residents.
- **Exceptions:** These rules often apply to multi-family, R-2, or apartment-style buildings. In some cases, a vision panel or sidelight next to the door can satisfy the requirement.
- **Repercussions:** If a door lacks a required viewer, it is usually considered a

maintenance issue that the landlord must fix.

Yes, a lack of accessible parking stalls is considered an **architectural barrier** under the **Americans with Disabilities Act (ADA)** and other accessibility standards.

Physical features, including parking, that limit or prevent people with disabilities from accessing goods or services constitute a barrier that often requires removal.

Key aspects regarding parking as an architectural barrier include:

- **Essential Components:** Lack of required designated spaces, absence of van-accessible spaces, or failure to provide a proper, stable, and level access aisle.
- **Location Constraints:** Accessible spaces must be on the shortest, most level, and safe accessible route to the entrance.
- **Maintenance:** Faded paint, missing signage, or deterioration that renders a space unusable is also considered a barrier violation.
- **Legal Obligation:** Businesses are required to remove such barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). [[1](#), [2](#), [3](#), [4](#), [5](#), [6](#)]

The City of Los Angeles has the duty to assure that in this city funding assisted building, that the owner must remove all architectural barriers to providing me reasonable accommodations as requested.

Yes, the lack of an accessible, two-way tenant communication system (intercom) is considered an **architectural barrier** under the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) if it prevents people with disabilities from accessing the building or using common areas. [[1](#), [2](#), [3](#)]

If a building is required to be accessible (due to new construction, renovation, or being a public accommodation), the intercom system must allow for independent use by individuals with hearing, speech, or mobility impairments. [[1](#), [2](#)]

### **Key Accessibility Requirements for Intercoms**

To avoid being classified as an architectural barrier, intercom systems must meet the following standards:

- **Mounting Height (Mobility Access):** Intercoms must be mounted at a reachable height for wheelchair users, generally with the highest operable part no more than **48 inches** above the floor.
- **Two-Way Communication (Hearing/Speech Access):** The system must offer more than just audio. It should include **visual signals** (e.g., LED lights indicating the door is unlocked) to ensure communication for the deaf or hard of hearing.
- **Operational Ease:** Controls should not require tight grasping or twisting to operate.
- **Clear Floor Space:** There must be a clear floor space of at least  $(30 \times 48)$  inches in front of the intercom to allow for a wheelchair approach. [[1](#), [2](#), [3](#), [4](#), [5](#)]

## When is it a Legal Violation?

- **New Construction & Major Alterations:** Under the ADA and FHA, new multifamily housing (built after March 13, 1991, with 4+ units) must have accessible, operable, and usable communication features.
- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.
- **Public Housing:** Public housing providers receiving federal funding (HUD/Section 504) must provide accessible, effective communication, including flashing lights or visual notification systems for residents who are deaf. [[1](#), [2](#), [3](#), [4](#)]

## What Constitutes an Inaccessible System?

An intercom system is likely an architectural barrier if it:

- Is mounted too high to be reached from a wheelchair.
- Requires a handset that cannot be used by someone with a hearing impairment (lacks a TTY or text-based option).

- Uses only voice to signal that help is on the way during an emergency.

If you are a tenant facing this issue, you may have the right to request a "reasonable accommodation" or "reasonable modification" to the building's intercom system.

Older buildings (pre-1990) are not exempt from the ADA and must remove barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). While full retrofitting isn't always required, owners must ensure accessible parking, entrance, and paths of travel if possible. If the building is altered, those areas must comply with current ADA standards.

Geary J. Johnson

[1522 Hi Point St 90035](#)

April 27, 2026. Word count 3279.

***Geary Juan Johnson***

***1522 Hi Point Street 9***

***Los Angeles CA. 90035***

Phone 323-807-3099

**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 ...

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](mailto:09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us)



May 02, 2026 10:50:03 PM

# State of California



## SECRETARY OF STATE

CERTIFIED LIST OF CANDIDATES FOR THE  
JUNE 2, 2026, PRIMARY ELECTION

OFFICE OF THE SECRETARY OF STATE  
STATE OF CALIFORNIA

I, Shirley N. Weber, Ph.D., Secretary of State of the State of California, do hereby certify

That the following list contains the name, office sought, and, if applicable, the ballot designation and party preference of each person for whom nomination papers for state-certified office have been filed in my office and who is entitled to be voted for in one or more of the counties of the state at the Primary Election to be held on Tuesday, June 2, 2026.

Dated at Sacramento, California, this 26<sup>th</sup> day of March, 2026.



A handwritten signature in blue ink, appearing to read "Shirley N. Weber, Ph.D.", with a stylized flourish at the end.

Shirley N. Weber, Ph.D.  
SECRETARY OF STATE

# Statewide Direct Primary Election - June 2, 2026

## Official Certified List of Candidates

3/26/2026  
Page 1 of 53

### Governor

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<b>Akinyemi Agbede</b> Mathematician	Democratic
<b>Mohammad Arif</b> Immigrants Organizer	Democratic
<b>Larry Azevedo</b> Businessman	Democratic
<b>Xavier Becerra</b> Voting Rights Attorney	Democratic
<b>Carolina Buhler</b> Civil Rights Advocate	Democratic
<b>Louis A. De Barraicua</b> Teacher/Business Owner	Democratic
<b>Sophia Edum-a-Sam</b> Project Manager	Democratic
<b>Derek Grasty</b> District Trustee/Educator	Democratic
<b>Joel E. Jacob</b> Business Owner/Entrepreneur	Democratic
<b>Gary Howard Kidgell</b> Building Consultant	Democratic
<b>Matthew Chase Levy</b> Entrepreneur/Physicist	Democratic
<b>Matt Mahan</b> Mayor, San Jose	Democratic
<b>Barack D. Obama Shaw</b> Business Owner	Democratic
<b>Thunder Parley</b> Market Analyst	Democratic
<b>Katie Porter</b> Consumer Protection Advocate	Democratic
<b>Raji Rab</b> Aviator/Educator/Entrepreneur	Democratic
<b>Satish Rao</b> Professor	Democratic
<b>Scott P Shields</b> Chief Executive Officer	Democratic
<b>Tom Steyer</b> Climate Advocate	Democratic
<b>Eric Swalwell</b> U.S. Representative	Democratic

\* Incumbent

# Statewide Direct Primary Election - June 2, 2026

## Official Certified List of Candidates

3/26/2026  
Page 2 of 53

### Governor

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<b>Tony K. Thurmond</b> California State Superintendent of Public Instruction	Democratic
<b>Antonio Villaraigosa</b> Housing Affordability Advocate	Democratic
<b>Betty T. Yee</b> Family Care Navigator	Democratic
<b>Erin "Zez" Zezulak</b> Consultant/Nurse/Businesswoman	Democratic
<b>James Athans Jr.</b> Real Estate Agent	Republican
<b>Chad Bianco</b> Riverside County Sheriff	Republican
<b>Patricia De Luca Basualdo</b> Real Estate Broker	Republican
<b>Randeep S. Dhillon</b> Economist/Farmer/Businessman	Republican
<b>Rafael M. Hernandez</b> Businessman/Songwriter/Author	Republican
<b>Steve Hilton</b> Small Business Owner	Republican
<b>Alicia Olivia Lapp</b> No Ballot Designation	Republican
<b>Leo Naranjo IV</b> Retired Military Sergeant	Republican
<b>Tim Nelson</b> Diplomat/Rights Advocate	Republican
<b>Gretha Solórzano</b> Retired Nuclear Engineer	Republican
<b>Leo Samuel Zacky</b> Farmer/Businessman/Broadcaster	Republican
<b>David Zickefoose</b> Real Estate Investor	Republican
<b>Tom Woodard</b> Retired CEO	Libertarian
<b>Ramsey Robinson</b> School Social Worker	Peace and Freedom
<b>Naomi Bar-Lev</b> Musician/Proprietor/Writer	No Party Preference
<b>Joseph Cabrera</b> Business Administrator	No Party Preference
<b>Elaine Culotti</b> Entrepreneur/Farmer/Developer	No Party Preference

\* Incumbent

# Statewide Direct Primary Election - June 2, 2026

## Official Certified List of Candidates

3/26/2026  
Page 3 of 53

### Governor

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<b>LivingForGod AndCountry DeMott</b> Logistical Professional/Chaplain	No Party Preference
<b>Serge Fiankan</b> Real Estate Broker	No Party Preference
<b>Lukasz Adam Filinski</b> Father	No Party Preference
<b>Max Fomin</b> Business Owner/Father	No Party Preference
<b>Don J. Grundmann</b> Doctor of Chiropractic	No Party Preference
<b>Jon Henderson</b> Business Owner	No Party Preference
<b>Lewis Herms</b> No Ballot Designation	No Party Preference
<b>Dawit Kellel</b> Father	No Party Preference
<b>Anne Komarovsk</b> Communications Executive	No Party Preference
<b>Duane Terrence Loynes Jr.</b> No Ballot Designation	No Party Preference
<b>Amanda Martin</b> Mother/Builder/Entrepreneur	No Party Preference
<b>Brent Maupin</b> Civil Engineer	No Party Preference
<b>Daniel Mercuri</b> Father/Author/Businessman	No Party Preference
<b>Mauro Alberto Orozco</b> Small Business Owner	No Party Preference
<b>Reza Safarnejad</b> Small Business Owner	No Party Preference
<b>Sam Sandak</b> Filmmaker	No Party Preference
<b>Christine R. Sarmiento</b> Public Health Nurse	No Party Preference
<b>Frederic C. Schultz</b> Human Rights Attorney	No Party Preference
<b>Margaret Trowe</b> Hotel Worker	No Party Preference
<b>Nancy D. Young</b> CEO/Businesswoman/Pastor	No Party Preference

\* Incumbent

# Statewide Direct Primary Election - June 2, 2026

## Official Certified List of Candidates

3/26/2026  
Page 4 of 53

### Lieutenant Governor

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<b>Josh Fryday</b> Governor's Cabinet Member	<b>Democratic</b>
<b>Janelle Kellman</b> Climate Risk Executive	<b>Democratic</b>
<b>Jeyson Lopez</b> Customer Experience Consultant	<b>Democratic</b>
<b>Fiona Ma</b> State Treasurer/CPA	<b>Democratic</b>
<b>Oliver Ma</b> Civil Rights Lawyer	<b>Democratic</b>
<b>Tim Myers</b> Businessman/Musician/Producer	<b>Democratic</b>
<b>Abdur Rahman Sikder</b> Professor	<b>Democratic</b>
<b>Michael Tubbs</b> Anti-Poverty Non-Profit Director	<b>Democratic</b>
<b>Ebie Lynch</b> Business Owner/Nurse	<b>Republican</b>
<b>David Collenberg</b> Farmer/Business Owner	<b>Republican</b>
<b>David Fennell</b> Businessman	<b>Republican</b>
<b>Gloria Romero</b> Educator/Businesswoman	<b>Republican</b>
<b>Skip Shelton</b> Defense Technology Executive	<b>Republican</b>
<b>Alice Stek</b> Physician/OBGYN	<b>Peace and Freedom</b>
<b>Rakesh Christian</b> Business Owner	<b>No Party Preference</b>
<b>Sean Collinson</b> Mediator	<b>No Party Preference</b>



**Los Angeles Housing Department  
Rent Stabilization Division – Investigation & Enforcement**

1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026  
Tel.: 213-275-3493 | Toll-free: 866-557-7368  
housing.lacity.gov

**TENANT COMPLAINT FORM**

Your complaint has been received. Investigative staff will contact you within 3 business days. Please ensure documentation is provided to support your complaint. Documents can be mailed, faxed, or emailed to the Assigned Office as listed below. Please ensure that your Case Number is indicated on the documents submitted.

There is no charge for filing this complaint. If an investigation reveals a violation of the Los Angeles Municipal Code, you will be contacted before your landlord is notified of the violation. The filing of this complaint does not prevent the landlord from initiating a legal action against you in court.

If you receive any court documents, it is your responsibility to seek legal assistance.

<b>Date of Complaint:</b>	05/03/2026
<b>LAHD Case Number:</b>	
<b>Alleged Violation(s):</b>	Reduction of Services, Harassment
<b>Assigned Office:</b>	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 <b>Fax:</b> 213-314-6279   <b>Toll-Free:</b> 866-557-7368 <b>Email:</b> lahd.rso.central@lacity.org

**I. Property Detail**

**APN:** 5068018035

**Address:** 1522 S HI POINT ST, #9, Los Angeles, CA 90035

**Unit No.:** 9

**II. Tenant Information**

Full Name	Address	Unit No.	Home Phone	Work Phone	Cell Phone	Fax	Email
Geary Juan Johnson	1522 S HI POINT ST, Los Angeles, CA 90035	9	(323) 807-3099				tainmount@sbcglobal.net

**III. Landlord Information**

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
Owner	Ben Renkainen	8885 Venice Blvd , Los Angeles, CA 90034		(310) 593-3955			benjamin@powerpropertygrp.com

**IV. Unit Detail**

<b>Rental Unit Type:</b> Apartment	
<b>Total Bedroom:</b> 1	<b>Move In Date:</b> 02/16/2010
<b>Current Rent:</b> \$1,813.00	<b>Foreclosure Activity:</b> No
<b>Section 8:</b> No	<b>Do you still live in this rental unit?:</b> Yes

Number of people living in rental unit 18 years old or over: 2
Number of people living in rental unit under the age of 18 years old: 0
<p>Do you wish to provide more details regarding the Allegations : HARASSMENT IS BASED ON REDUCTION OF HOUSING SERVICES AS NOTED IN ATTACHED CODE ENFORCEMENT COMPLAINT. THE RSO DEPT Los Angeles AND ASRID BENDER IS RACIALLY BIASED AGAINST TENANTS. AS OF MAY 3, 2026 AY 11:07 AM , CONDITIONS STILL EXIST. THE RSO DEPT IS A PAPER MILL. IN CASE CE 322430 I RESPONDED WITH PAPERWORK BY EMAIL APRIL 26. THE CASE WAS CLOSED ALMOST THE SAME DAY WITHOUT ANY CONTACT WITH BENDER. ABUSE OF FEDERAL TAX DOLLARS BY BENDER. THIS COMPLAINT WILL REPEAT UNTIL RESOLUTION OR UNTIL HELL FREEZES OVER, WHICHEVER OCCURS FIRST. SERVICES REQUESTED ARE NEEDED TODAY. AS OF 10:21 AM TODAY, SERVICES NOT PROVIDED. 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 Younkins, 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. I PREVIOUSLY PROVIDED TO YOUR DEPT ON APRIL 26 2026 BY EMAIL TWENTY DOCUMENTS THAT HAVE BEEN IGNORED.</p>
<p>What do you consider a fair resolution to your complaint?: FIRE THE ENTIRE HOUSING DEPARTMENT. SEE CITY CODE ENFORCEMENT VIOLATION COMPLAINT 987103 FOR DETAILS OF SERVICES DENIED DUE TO HARASSMENT. YOUR FILE UPLOAD SYSTEM IS NOT WORKING.</p>

**V. Reason(s) For Complaint**

Reduction of Services
-----------------------

# City case no. CE 323473

Recall Code enforcement Inspection- attach to code violation complaint.  
987103

3279 words

9:35 am.

Monday, April 27, 2026

Debris behind dumpster glass door.

Debris plastic tarp in stall #12

No posted in common area “right to counsel.”

I told city employee Alfredo that previous city employee Christenson had taken pictures of the peephole in my door, mailbox slot which could be easily with little cost changed to accessible level peephole.

Inspector Alfredo came into unit and saw nonworking Artolier intercom and also saw my wheelchair near the unit door.

I told Alfredo that the previous owner had replaced the Artolier system in 2014 but did not replace mine. There was a new box on the outside of the building and interface wired connections to each of the 15 other units. I told Alfredo that in 2023 the new owner installed the AKUVOX on the outside of the building but no connection was made by interface or otherwise to the inside of each unit. I also showed Alfredo the outside box for a AKUVOX door entry intercom and showed him some of the functions that do not work and showed him that it does appear to be a camera, but I said I've been told by the city discrimination department that there is no audio and no cameras connecting the outside units to each apartment. I quoted building code section at 11 B – 708 accessibility requirements.

The Akuvox system installed is “R29

World's First Facial Recognition Android Doorphone

Akuvox R29 is a SIP video doorphone with a 7” touch screen, which performs AI-powered offline facial recognition for door access. It is typically used in apartment buildings, high-rise office buildings and building complexes.” According to the manufacturer, the device contains two

cameras, and “Yes, the Akuvox R29 is a high-end SIP-based smart IP video intercom that features advanced two-way audio and video communication, facial recognition, and mobile app integration. It allows residents to see and speak with visitors, as well as remotely unlock doors via smartphone, indoor monitors, or IP phones.” (Ad). So so says the manufacturer, this is an intercom two way communication device. The ad does not say the intercom/camera function can be turned off.

I indicated that the accessible peep hole, accessible parking stall, and accessible two-way communication Intercom system are requirements of the city building code. Alfredo said that he was not sure, but he would have to check on all of those areas and get back to me.

This indicated to me that there has been numerous code enforcement complaints filed with the portal as well as copies sent to specific and individual code enforcement employees as well as City Counsel employees and that Alfredo appeared to have no awareness of those complaints nor had he read those complaints. I feel this is abuse of federal tax dollars being that the employee should be aware of the complaint or complaints before they come out to the property although he did say he was doing a follow up.

I showed Alfredo the debris glass door behind the garbage can, and I also showed him what looked like some plastic sheets rolled behind parking stall number 16. Alfredo said he was more concerned if there's a large communication or accumulation of debris rather than one or two items.

I indicated to Alfredo that I have requested a dedicated handicap parking install that would be near the back door. Currently, I am assigned to a shared parking store number eight.

Alfredo said he believed that the ADA is subject to grandfather clause. My response that there is no grandfather clause look back on the ADA requirements. I have previously said to the city code enforcement, inspectors that there is guest stalls on this parking lot, proven by a written statement from the previous resident Manager. I believe that guest stalls are under the jurisdiction of the ADA and that therefore the parking stalls are under the jurisdiction of the city code enforcement..

I also indicated to Alfredo that besides being local accessibility building code requirements, the repair items that I am speaking of are repair maintenance items and maintenance that is covered under the Health & Safety Code and the jurisdiction of the code enforcement inspectors. There is striping of a parking stall to make it into a handicap. Parking stall is under the jurisdiction of the code enforcement department; the replacement of the unit door people with an accessible wheelchair height peephole is a maintenance issue under the jurisdiction of the code enforcement department; the maintenance of the Intercom system in order to make it contain a camera and audio is a maintenance issue under the jurisdiction of the code enforcement department. Since these are all maintenance issues, then they are covered by the rental agreement and rent paid, then the owner cannot charge a fee to provide these housing services or accommodations. There is no posting on the property that there is a fee to provide a parking single or tandem. There is no fee posted to the property or there is no sign posted to the property that there is a fee to install a accessible door peephole and in fact in December, the owner installed another peephole in my door and there was no charge. I think the code enforcement does have jurisdiction over the fact that if the owner tries to charge us a fee for a reasonable accommodation, housing service, then that would be the jurisdiction of the housing department as an illegal rent increase.

I mentioned the safety factor of having an abandoned water heater on the property. He examined it and it is clearly not connected but is strapped to the wall. Alfredo said as long as it is not hurting anyone, even though it is trash, the city would not require the owner to move it. It seems like a potential for harm since it is not operated and children may be in that area since it is the laundry room. It is the type of debris that could cause harm. Alfredo said he did not consider the debris I pointed out as “excessive.” I disagreed.

I told him that I believe code enforcement does enforce the ADA regulations. I mentioned that the building is not wheelchair accessible that I cannot come up the front steps with the wheelchair. I said I would use the wheelchair at the back door since it is more accessible (only one step to

navigate) but that I need a handicapped assessable parking stall, not the shared one a I currently occupy stall #8.

Alfredo said code enforcement goes by the year of the building and that the ADA does not allow them to go back retroactive; I told him I do not think the ADA has a retroactive prohibition.

As I have stated to city employees, the ADA has authority over parking if there are quest parking stalls. Since there have been quest stalls since 1972, the ADA would apply.

I did explain to Alfredo that the property was modified in year 2014 with the addition of an electronic parking gate, thus the gate and modification of parking lot is under the jurisdiction of the ADA.

I also believe that parking stall 1A is numbered as such to indicate “guest” stall which puts the property under ADA requirements.

The numbers on the parking stalls are faded, as faded paint is an accessibility violation. Faded paint is an architectural barrier that the code enforcement has jurisdiction over.

NO RIGHT TO counsel notice in common area, as told to Alfredo.

ADA units vs ADA building says Alfredo.

- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.

## RESEARCH (mostly AI from Google)

In the City of Los Angeles, the primary agency enforcing reasonable housing accommodations for people with disabilities in city-mandated housing is the **Los Angeles Housing Department**

**(LAHD)** through its Accessible Housing Program (AcHP). LAHD handles reasonable accommodation and modification requests, ensuring fair access to housing.

Key agencies involved include:

- **LAHD (Los Angeles Housing Department):** Enforces, reviews, and processes reasonable accommodation requests.
- **HACLA (Housing Authority of the City of Los Angeles):** Manages reasonable accommodations for public housing and Section 8 voucher holders.
- **California Civil Rights Department (CRD):** Enforces state fair housing laws regarding accommodations.

For violations, residents can file complaints with LAHD or the Fair Housing Rights Center. (Source AI).

### Key Guest Parking Regulations in Los Angeles

- **Multifamily Requirements:** For developments with 11 or more units, the city generally requires a minimum of 1 guest parking space for every 10 dwelling units.
- **Signage:** Guest parking spaces must be clearly posted with signs at building entrances, indicating the location and number of reserved spaces.
- **Security Gates:** If guest parking is located behind a security gate, the code requires an electronic intercommunication system to be accessible for visitors to call individual units.
- **Location:** Guest spaces should be distributed throughout the development.
- **Dimensions:** Standard parking stalls in [LA City](#) are typically 8.5'x18' for standard, 7.5'x15' for compact, while accessible spaces must be 108 inches (9 ft) wide with a 5 ft access aisle, or 144 inches (12 ft) for vans.

Key details regarding ADA guest parking requirements include:

- **1-25 total spaces:** 1 must be accessible.

- **26-50 total spaces:** 2 must be accessible.
- **51-75 total spaces:** 3 must be accessible.
- **Van Accessibility:** At least 1 of every 6 accessible spaces must be van-accessible.
- **Location:** Accessible spaces must be on the shortest accessible route to the accessible entrance.
- **Residential Parking:** For residential, parking must be accessible if it is for first occupancy on or after **March 13, 1991**.

Does the ADA apply retroactively to older buildings? The building was built in 1973 but the owner modified the property in 2014 with security parking gate. The 2010 ADA parking requirements would apply.

Yes, the [2010 ADA Standards for Accessible Design](#) apply to parking lot modifications (such as restriping or resurfacing) performed in 2014. Because the work occurred after March 15, 2012, the altered areas must comply with the 2010 regulations, specifically regarding the number, size, and location of accessible spaces.


#### **Key ADA Compliance Rules for 2014 Modifications:**

- **Trigger for Compliance:** Any alterations—including restriping, resealing, or resurfacing—made after March 15, 2012, trigger the requirement to comply with the 2010 Standards.
- **Safe Harbor Clause:** If the parking lot complied with the 1991 ADA Standards and was not altered between 1992 and March 15, 2012, it was "grandfathered." However, making modifications in 2014 voids this safe harbor for the altered elements, requiring them to meet the 2010 standards.
- **Extent of Compliance:** If only specific spots are restriped, only those spots need to comply. If the entire lot is modified, the entire lot must comply to the maximum extent feasible.

- **Requirements:** Accessible parking must be on the shortest accessible route to the entrance, with appropriate signage and van-accessible spaces

Yes, the installation of an electric parking gate is generally considered an **alteration to the property**. It is frequently classified as a structural modification, improvement, or addition rather than normal maintenance, because it involves permanent changes to the property's infrastructure, such as adding new structures, electrical systems, and changing the site's layout. Here is a breakdown of why it is classified as an alteration:

### Why It's Considered an Alteration

- **Structural Change:** Installing a gate—especially one with a concrete foundation for a sliding track or a concrete pad for a swing motor—alters the existing landscape and pavement.
- **Electrical System Modification:** Installing an electric gate requires running new electrical lines from the building's power supply to the gate, which is considered a significant alteration.
- **Safety & Access Regulations:** An electric gate must comply with local, state, and national safety codes (e.g., [ICC standards](#) ), ensuring that the new, automated structure does not create entrapment risks.
- **Impact on Usability:** An automatic gate changes how people enter, exit, or use the parking area.

If the property has not been altered since 1972, the primary federal requirement is compliance with the FHA for common areas (common area parking, leasing offices), rather than the full ADA parking technical standards. [1, 2] Source: AI. The property was altered in 2014 (full electrical, plumbing, intercom, and parking gate installed) and 2023, so the ADA does apply.

### 233.3.1.2 Residential Dwelling Units with Communication Features

In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with [809.5](#).

Certificate of Occupancy for this property was issued 4/17/1973.

MODIFICATION OF THE PROPERTY IN 2014 INCLUDING PARKING GATE, INTERCOM SYSTEM, AND DOOR PEEPHOLES. AT THE TIME, THERE WAS NO ADDITIONAL SEPARATE FEE OR CHARGE TO TENANTS.

New door peepholes were installed at this address in 2014 for all units except units 8,9,5. Those peepholes allowed tenants to see both ends of the hallway. This was a modification of the property,

Yes, changing a door peephole is generally considered a **modification or alteration** in a rental or condominium setting. While it is often classified as a minor alteration, it involves a physical change to the structure of the door, which is property owned by the landlord or the association. [[1](#), [2](#), [3](#)] **No-Drill Products:** Use wireless peephole cameras that mount over the existing, original peephole using adhesives.

Building accessibility triggers are events, such as renovations, alterations, or changes in use, that mandate compliance with standards like the [Americans with Disabilities Act \(ADA\)](#). Alterations to a "primary function area"—such as renovating a lobby, office, or dining area—trigger the requirement to provide an accessible path of travel. This path, including restrooms, telephones, and drinking fountains, must be upgraded if the cost is not "disproportionate" (typically up to 20% of the overall project cost).

Key triggers and requirements include:

- **Alterations to Primary Function Areas:** Any remodeling that affects the usability of a major functional space triggers path-of-travel accessibility requirements.
- **Path of Travel Cost Constraint:** If the alterations trigger is met, 20% of the construction cost must be spent on barrier removal on the path of travel (e.g., parking, walkways, restrooms).

- **Renovation Scale:** In some cases, if the cost of a renovation exceeds a certain percentage (often 30%) of the total property value, full building compliance may be triggered.
- **New Construction/Additions:** Newly constructed facilities or additions to existing buildings must meet full accessibility standards.
- **Barrier Removal:** Under ADA Titles II and III, entities must remove architectural barriers in existing buildings, even without renovations, if it is "readily achievable".

#### **Examples of Triggers and Improvements:**

- **Trigger:** Renovating a restroom \(\rightarrow\) **Improvement:** Installing grab bars and widening doors.
- **Trigger:** Repaving a parking lot \(\rightarrow\) **Improvement:** Creating accessible parking spaces.
- **Trigger:** Upgrading lighting \(\rightarrow\) **Improvement:** Installing flashing fire alarm lights.
- **Trigger:** Rearranging retail layout \(\rightarrow\) **Improvement:** Creating wider aisles.

Yes, the lack of a unit peephole (or equivalent door viewer) is often considered a violation of building codes or safety standards in many jurisdictions, particularly for multi-family dwellings.

Here is a breakdown of the requirements:

- **Legal Requirements:** In many cities, including New York City, it is mandatory to provide and maintain a peephole in the entrance door of each dwelling unit.
- **Building Codes:** Many jurisdictions follow codes requiring a means of identifying visitors without opening the door, often interpreted as a peephole with a 180-degree view.
- **Accessibility Standards:** ADA guidelines often require peepholes to be installed at specific, accessible heights (e.g., 43 to 60 inches) to accommodate all residents.

- **Exceptions:** These rules often apply to multi-family, R-2, or apartment-style buildings. In some cases, a vision panel or sidelight next to the door can satisfy the requirement.
- **Repercussions:** If a door lacks a required viewer, it is usually considered a maintenance issue that the landlord must fix.

Yes, a lack of accessible parking stalls is considered an architectural barrier under the Americans with Disabilities Act (ADA) and other accessibility standards. Physical features, including parking, that limit or prevent people with disabilities from accessing goods or services constitute a barrier that often requires removal.

Key aspects regarding parking as an architectural barrier include:

- **Essential Components:** Lack of required designated spaces, absence of van-accessible spaces, or failure to provide a proper, stable, and level access aisle.
- **Location Constraints:** Accessible spaces must be on the shortest, most level, and safe accessible route to the entrance.
- **Maintenance:** Faded paint, missing signage, or deterioration that renders a space unusable is also considered a barrier violation.
- **Legal Obligation:** Businesses are required to remove such barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). [[1](#), [2](#), [3](#), [4](#), [5](#), [6](#)]

The City of Los Angeles has the duty to assure that in this city funding assisted building, that the owner must remove all architectural barriers to providing me reasonable accommodations as requested.

Yes, the lack of an accessible, two-way tenant communication system (intercom) is considered an **architectural barrier** under the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) if it prevents people

with disabilities from accessing the building or using common areas. [[1](#), [2](#), [3](#)]

If a building is required to be accessible (due to new construction, renovation, or being a public accommodation), the intercom system must allow for independent use by individuals with hearing, speech, or mobility impairments. [[1](#), [2](#)]

### **Key Accessibility Requirements for Intercoms**

To avoid being classified as an architectural barrier, intercom systems must meet the following standards:

- **Mounting Height (Mobility Access):** Intercoms must be mounted at a reachable height for wheelchair users, generally with the highest operable part no more than **48 inches** above the floor.
- **Two-Way Communication (Hearing/Speech Access):** The system must offer more than just audio. It should include **visual signals** (e.g., LED lights indicating the door is unlocked) to ensure communication for the deaf or hard of hearing.
- **Operational Ease:** Controls should not require tight grasping or twisting to operate.
- **Clear Floor Space:** There must be a clear floor space of at least  $(30 \times 48)$  inches in front of the intercom to allow for a wheelchair approach. [[1](#), [2](#), [3](#), [4](#), [5](#)]

### **When is it a Legal Violation?**

- **New Construction & Major Alterations:** Under the ADA and FHA, new multifamily housing (built after March 13, 1991, with 4+ units) must have accessible, operable, and usable communication features.
- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.
- **Public Housing:** Public housing providers receiving federal funding (HUD/Section 504) must provide accessible, effective communication,

including flashing lights or visual notification systems for residents who are deaf. [[1](#), [2](#), [3](#), [4](#)]

### **What Constitutes an Inaccessible System?**

An intercom system is likely an architectural barrier if it:

- Is mounted too high to be reached from a wheelchair.
- Requires a handset that cannot be used by someone with a hearing impairment (lacks a TTY or text-based option).
- Uses only voice to signal that help is on the way during an emergency.

If you are a tenant facing this issue, you may have the right to request a "reasonable accommodation" or "reasonable modification" to the building's intercom system.

Older buildings (pre-1990) are not exempt from the ADA and must remove barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). While full retrofitting isn't always required, owners must ensure accessible parking, entrance, and paths of travel if possible. If the building is altered, those areas must comply with current ADA standards.

Geary J. Johnson

1522 Hi Point St 90035

April 27, 2026. Word count 3279.

## Docs requested for case CE 322 430 attention ASTRID BENDER

---

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.rso.central@lacity.org

Bcc: hairylegs27@gmail.com












Date: Sunday, April 26, 2026 at 09:27 PM PDT

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Attached.

### **Geary Juan Johnson**

Phone 323-807-3099

-  2026-3-1 Rent Paid.pdf  
666.1 kB
-  2025-9-1 rent receipt copy.jpeg  
1.7 MB
-  Redacted Rental agreement 1522 No 9\_compressed.pdf  
2.5 MB
-  2026-4-15 Email Owner and City.pdf  
90 kB
-  2026-3-19 Email from Scott Civil Rights.pdf  
619.2 kB
-  2026-4-17 Email City and Owner.pdf  
109.6 kB
-  2026-1-1 rent payment unit 9.pdf  
278.4 kB
-  2026-4-24 police report re HPoint car.pdf  
79.6 kB
-  2025-11-4 Rent Paid Nov.pdf  
191.3 kB
-  2026-2-1 Rent Receipt Paid.pdf  
505.1 kB
-  2026-4-26 intercom in unit.jpg  
949.8 kB
-  2026-4-16 Fax to PPM.pdf  
866.4 kB

-  2026-2-24 Second Johnson Car Window Damaged.jpg  
2.2 MB
-  2025-6-1 Rent Payment 1522.pdf  
305.3 kB
-  2022-8-14 Intercom Unit 9.jpg  
1 MB
-  2026-4-13 Email City and Owner.pdf  
149.5 kB
-  AI question re rent increase.pdf  
43.9 kB
-  2026-4-20 Email City and Owner re ADA Parking.pdf  
71 kB
-  2026-3-14 side window car damage compressed.pdf  
80.3 kB
-  Add to RSO CE 322 430.pdf  
82 kB

# Copy for case CE 322 430



This incident has been reported to the  
Los Angeles Police Department P1  
and is pending approval

Los Angeles Police Department P1  
100 West 1st Street Room  
Los Angeles, CA 90012  
877-275-5273

## General Information

Incident Type Vandalism  
Tracking Number 260424900381  
Report Date 04/24/2026 10:01 PM

## Reporting Person Information

Name Johnson , Geary Juan  
Home Address 1522 South Hi Point Street, 9, Los Angeles, CA 90035, US  
Primary Phone 323-897-3099  
Email TAINMOUNT@SBCGLOBAL.NET  
Work Address 2425 <Null> Olympic Boulevard, Santa Monica, CA 90404, US  
Race Black  
Gender Male  
Date of Birth 10/27/1953  
Age- If age is required, enter a number between 4-199. For a non-required field, you can leave it blank if the age is unknown 72  
Height 508  
Weight 165  
Eye Color Brown  
Hair Color Brown

## Incident Information

Incident Location 1522 <Null> HI POINT Street, 9, LOS ANGELES, CA 90035  
Enter the date/time the property was vandalized/damaged. If unknown, enter the last time you know the property was undamaged. 02/23/2026 03:23 PM  
Enter the date/time the property was vandalized/damaged. If unknown, enter the time you discovered the property was damaged. 02/24/2026 03:20 PM  
Location Type Apartment/Condominium/Townhouse

## Person Information

No 1

Involvement	Suspect
Name	Vasquez , Brian
Home Address	1522 <Null> Hi Point Street, 12, Los Angeles , CA 90035, US
Primary Phone	310-218-8499
Employer Name	Hi Point 1522 LLC
Race	Hispanic
Relationship to Suspect (Mandatory if Entering Suspect Information)	Victim Was Neighbor
Gender	Male

### **Vehicle Information**

#### **No 1**

Type	Passenger Car, StationWagon, Jeep
Make	Chevrolet
Model	Bolt
Style	Sedan, 4-door
Year	2022
Color	Light Blue
Market Value (\$)	38000
Damaged Value (\$)	1000
License Plate Type	Passenger Car
License Plate No	9EID168
License Year	2022
Licensing State	CA
Was Your Vehicle Locked and Your Windows Closed?	Yes
Type of Damage	Applying Stickers
Vehicle Type	Automobile (not Stolen or Recovered)
Vehicle Description	Adhesive to window

### **Property Information**

#### **No 1**

Type	Window
How Many	1
Damaged Value (\$)	1000
Type of Damage	Applying Stickers
Property Description	Car window

### **Narrative**

On or about February 23 a sticker had been placed on my car with adhesive on my window. No one called me or knocked on my door or left me a letter. By my first notice February 23 about 3:20 PM there was a knock on my door

## Incident Description

from a guy named Ben from the Property Management office Power Property Management. He said that I needed to move my car because it was parked in the wrong spot. I explained to him that I have been told I was supposed to park in a two car stall and he denied it so I told him I would move my car in a few minutes, which is what I did that is when I discovered that a sticker have impulse to my window, which is some type of permanent adhesive. I have since asked the owner and the resident manager to remove the sticker and I've asked them repeatedly and they have not removed it. I feel my car has been damaged and vandalized and I will have to pay someone to repair it and possibly lose the window. The sticker also blocked me from being able to see properly when I'm driving. I have not seen any cards parked in the one or two stalls that they claim I was in four weeks. The best time to reach me is Monday through Friday between 10 AM to 12 noon or Monday or Tuesday anytime after 10 AM.

---

**You will be notified via email of any problems with your report. Once your report is approved, it will be issued a case number and you will receive a PDF copy as an attachment in your email within approximately five business days.**

[Print This Report](#)



**Secretary of State**  
**Statement of Information**  
(Limited Liability Company)

**LLC-12**

21-C87176

**FILED**

In the office of the Secretary of State  
of the State of California

JUN 04, 2021

**This Space For Office Use Only**

**IMPORTANT** — Read instructions before completing this form.

**Filing Fee – \$20.00**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

**1. Limited Liability Company Name** (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)  
HI POINT 1522 MANAGERS LLC

**2. 12-Digit Secretary of State File Number**  
202114910025

**3. State, Foreign Country or Place of Organization** (only if formed outside of California)  
CALIFORNIA

**4. Business Addresses**

a. Street Address of Principal Office - Do not list a P.O. Box 8885 Venice Blvd., Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90034
b. Mailing Address of LLC, if different than item 4a 8885 Venice Blvd., Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90034
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box 8885 Venice Blvd., Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90034

**5. Manager(s) or Member(s)**

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
b. Entity Name - Do not complete Item 5a Hi Point 1522 Managers Holdco LLC			
c. Address 8885 Venice Blvd., Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90034

**6. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) Thomas	Middle Name	Last Name Khammer	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 8885 Venice Blvd., Suite 205	City (no abbreviations) Los Angeles	State CA	Zip Code 90034

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

**7. Type of Business**

a. Describe the type of business or services of the Limited Liability Company  
Real Estate

**8. Chief Executive Officer, if elected or appointed**

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

**9. The information contained herein, including any attachments, is true and correct.**

06/04/2021

Kevin P. M. Garland

Attorney

Date

Type or Print Name of Person Completing the Form

Title

Signature

**Return Address (Optional)** (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name: [ ]

Company:

Address:

City/State/Zip: [ ]



**Attachment to  
Statement of Information  
(Limited Liability Company)**

**LLC-12A  
Attachment**

21-C87176

**A. Limited Liability Company Name**

HI POINT 1522 MANAGERS LLC

This Space For Office Use Only

**B. 12-Digit Secretary of State File Number**

202114910025

**C. State or Place of Organization (only if formed outside of California)**

CALIFORNIA

**D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.**

First Name	Middle Name	Last Name	Suffix
Entity Name Hi Point 1522 TJ Entity LLC			
Address 8885 Venice Blvd., Suite 205		City (no abbreviations) Los Angeles	State CA
Zip Code 90034			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address		City (no abbreviations)	State
Zip Code			