

Communication from Public

Name: Geary J Johnson

Date Submitted: 08/01/2026 07:43 PM

Council File No: 26-1100-S9

Comments for Public Posting: 26-1100-S9. ORDINANCE SECOND CONSIDERATION relative to a ballot measure regarding an exemption from the Measure ULA tax, retroactive to January 7, 2025, for residential properties that were damaged or destroyed in the January 2025 Palisades Fire and sold within five years of the date of the Fire. THIS MATTER IS SUPPORTED FOR CAUSE. A History of Los Angeles government housing racism and retaliation. 3-21-2026.
https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. .
https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf 4/28/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf 5/4/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf 5/10/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf 5/17/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf . City LA officials named in housing racism case. <https://wp.me/P57D2C-19S> . Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2 . <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement https://youtu.be/f__yiQw5Iqk . Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026.
https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. .
https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf 4/28/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf 5/4/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf 5/10/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf 5/17/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf . City LA officials named in housing racism case. <https://wp.me/P57D2C-19S> . Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2 . <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement . https://youtu.be/f__yiQw5Iqk . Heather Hutt Los Angeles CD 10. <http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google search lahousingpermitsandrentadjustmentcommission is the landlord responsible for the accessible parking the Intercom and the door entry peephole .
<https://recordsrequest.lacity.org/requests/26-12356>
<https://recordsrequest.lacity.org/requests/26-12170> re file 24-0124 and RA details all three. <https://recordsrequest.lacity.org/requests/26-13993> re RA to Hi Point.
<https://recordsrequest.lacity.org/requests/26-12077> . re city, civil rights and equity

department. Re council file number 26-0552.

<https://recordsrequest.lacity.org/requests/26-12147> . City blocks public release of Mayor Karen Bass discrimination file. Attached Code Violation Complaint 996664. Accessibility laws, discussion with city employee, Javier.

[Skip to main content](#)

City of Los Angeles

 NextRequest



[<](#) [Request 26-12356](#) Closed

3 of 14 with filters active

Dates

Received

July 06, 2026 via web

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

Request

The city clerk is requested to provide the contact information for the Los Angeles City Housing Code Enforcement Department, specifically the name, mailing address, website, email, and phone. A web link will suffice. The city clerk is also requested to provide a copy of the employee staff or roster for the City Housing Department. A web link will suffice.

REFERENCE:

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf .

4/9/2026

https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf .

4/28/2026

https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf .

5/4/2026

https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf .

5/10/2026

https://cityclerk.lacity.org/online/docs/2026/26-0005-S73_PC_PM_05-10-2026.pdf .

5/17/2026

https://cityclerk.lacity.org/online/docs/2026/26-0511_PC_AM_05-17-2026.pdf .

6/2/2026

https://cityclerk.lacity.org/online/docs/2017/17-0090-S30_PC_AM_06-02-2026.pdf .

6/2/2026

https://cityclerk.lacity.org/online/docs/2025/25-0030_PC_AM_06-02-2026.pdf .

6/2/2026

9https://cityclerk.lacity.org/online/docs/2025/25-0030_PC_AM_06-02-2026.pdf .

https://cityclerk.lacity.org/online/docs/2026/26-0785_PC_M_06-09-2026.pdf .

REFERENCE as emailed to the owner, city council and mayor, July 6, 2026, and faxed to the owner Hi Point 1522 LLC.

Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099

July 6 2026

Hi Point 1522 LLC

C/O 8885 Venice Blvd 205

Los Angeles. CA. 90035

Attention Thomas Khammar and Benjamin
Renkainen

CRD case number

HUD number

BY US Mail, Facsimile, Email

**RE: Notice of Formal Continued Request for
Reasonable Accommodations and Under the
Fair Housing Act and California FEHA**

**Unpermitted or non-compliant Chapter 11B
common area alterations** executed in 2014,
2023, and 2026.

*"In June 2026, a total interior demolition,
structural wall modification, plumbing, and
electrical overhaul was performed on Unit [X]
without required permits. Additionally, in June
2026, the building parking lot was unpermittedly
resurfaced and restriped, intentionally omitting
mandatory disabled parking spaces. In 2023, a
building-wide common electrical intercom system
was installed without electrical permits, reducing
building safety and accessibility."*

Review by a senior inspector is requested.

This building receives government financial assistance.

Dear **Hi Point 1522 LLC**

I am writing to formally request reasonable accommodations to ensure equal opportunity to use and enjoy my dwelling. These requests are made pursuant to the Federal Fair Housing Act (FHA) (42 U.S.C. §§ 3601-3619) and the California Fair Employment and Housing Act (FEHA) (Cal. Gov. Code §§ 12926, 12927, 12955).
[5]

As a tenant with a physical disability that limits my mobility, I require the following adjustments to my housing arrangement:

**1. Reasonable Accommodation:
Assignment of the Parking Stall Closest to My Unit**

- **The Request:** I request that an accessible parking stall located closest to the rear of the building which is the most accessible location, be permanently assigned to me.
- **Justification:** Per our active residential rental agreement, management retains the explicit authority to change parking stall assignments. Furthermore, the rental agreement provides no authority to impose parking fees or surcharges (whether for single, tandem, or any

other layout). Parking has historically been included in the rent since 1972, and no tenant currently pays a fee. I asked you to verify this in December 2025, and there has been no response from you for five months so it is presumed to be correct that there is no separate fee, or any fee for parking, nor is any tenant paying \$150 per month for parking. Nor is there an authorized separate application for parking. Physical evidence proves there are unassigned parking stalls. Physical evidence proves there are quest parking stalls.

- **Feasibility:** The property currently has 27 stalls for 18 residents, but about 10 are currently vacant stalls (including three tandem stalls) including the fact five tenants do not own cars at all. Granting this request involves a simple administrative reassignment of an unoccupied space, posing zero financial or administrative burden to operations. Under HUD and California Civil Rights Department guidelines, a housing provider cannot impose a fee (such as the unwritten \$50 or \$150 fee mentioned verbally) as a condition for granting a reasonable parking accommodation. [6, 7, 8, 9]

2. **Reasonable Accommodation: Accessible Unit Door Peephole/Viewer**

- **The Request:** I request that a secondary unit door peephole viewer be installed at an accessible wheelchair height.
- **Justification:** I note that in December 2025, management replaced my door viewer as part of standard, rent-inclusive maintenance at no separate charge. Because door maintenance is an established necessity provided under the lease, and because unit door viewer is a city accessibility building code requirement, adjusting the height of this mechanism to accommodate a disability must be handled without any extra charge or rental penalty.
- Under HUD and California Civil Rights Department guidelines, a housing provider cannot impose a fee as a condition for granting a reasonable housing accommodation.

3. **Reasonable Accommodation: Accessible Intercom Unit Interface/Monitor Upgrade**

- **The Request:** I request an upgrade or replacement of the old interior intercom monitor currently installed in my unit to ensure it is fully operational and accessible.
- **Justification:** Management recently replaced the outdoor community intercom infrastructure as part of routine property maintenance at no

separate cost to the tenants. To ensure equal access to the building's security features, the corresponding indoor interface must also be made fully functional for my accessibility needs without an added monthly or activation fee or need for tenant to supply connecting equipment. Because an intercom system is an established accessible necessity provided under the lease, and because the intercom system is a city accessibility building code requirement, providing the interface mechanism to accommodate a disability must be handled without any extra charge or rental penalty.

- Under HUD and California Civil Rights Department guidelines, a housing provider cannot impose a fee as a condition for granting a reasonable housing accommodation.
-

Legal Summary Regarding Fees

Under both federal and state civil rights laws, a housing provider is strictly prohibited from charging "accommodation fees," demanding specialized deposits, or increasing rent to grant a disability-related request. Charging a disabled tenant for parking or building infrastructure while non-disabled tenants receive those same amenities free of charge constitutes unlawful housing discrimination.

Additional notes

In 2014 you installed new parking lot building lights and installed a new parking lot gate. These are considered major alterations to the building. The owner applied to the City Capital Improvements program to be reimbursed for the repairs. Those repairs concern the same parking lot and the same intercom system that is still in place now, with the addition of the Akuvox system. My point is that the fee for parking and the fee alleged for the intercom interface for each unit, could possibly fall under Capital Improvements. The point is that when the new intercom was installed in 2014, there was no additional charge to tenants. At that time the door pad key entry system you claimed was installed. Again you installed the Akuvox system in 2023 which requires an indoor monitor. There was no announced charge for the Akuvox and as far as I know the inside unit interface for the 2014 intercom system remained in place but not connected to Akuvox.

The Capital Improvements application in 2014-2015 included a new gate charge installation of \$12,450.00; Lights \$1920 and install key pads \$960.00 for use of the entire common area building and tenants. That resulted in tenants paying \$17.08 for five years, which amounted to IMO about 50% of the total amount claimed. I think this may be the only option for you to claim fees for door viewer, intercom interface, and parking will be to go thru the Capital Improvements city program. Rather than you

receive over \$150 per month from each tenant, for example, the City could grant you \$17.08 per month from each tenant.

Please provide your written response to these requests within **five days**.

Thank you for your prompt attention to this matter and for helping ensure my housing remains safe and accessible.

Sincerely,

Geary J. Johnson

Compliance Notes for City Code enforcement

Effective March 15, 2012, all newly constructed or altered commercial and public facilities in Los Angeles must comply with the federal **2010 ADA Standards for Accessible Design**. Additionally, all renovations are governed by the accessibility provisions in Chapter 11 of the **California Building Code (CBC)**.

Key requirements mandated for building permits filed on or after this date include:

- **Path of Travel:** Clear paths connecting to public sidewalks, transit stops, and parking, with alterations triggering upgrades to elements like primary entrances and restrooms. [1, 2]
- **Accessible Parking:** Designated spaces near entrances with compliant slope (<2%) and appropriate van-accessible aisle widths. [1, 2]

- **Interior Navigation:** Doors requiring a minimum 32-inch clear opening, hallways at least 36 inches wide, and wheelchair turning spaces. [1, 2]
- **Restrooms:** At least one accessible multi-user or single-user stall with specific grab bar heights (33 to 36 inches) and proper maneuvering clearance. [1, 2]
- **Communication & Safety:** Visual/audible fire alarms and Braille signage near doorways and elevators. [1, 2]

The **non-conforming status disappears for common areas whenever alterations are performed.** Under the **Los Angeles Building Code (LABC)** and CBC Chapter 11B, any physical alterations, modifications, or systems upgrades made to common areas from 2014 onward **must comply with modern accessibility standards for those specific elements.**

You said: Private residential 18 units built 1972. In 2014 property received major renovations demolition, electrical and plumbing to fifteen units, new intercom system common area and connected monitor to 15 units only, parking lot altered with installation of electric entry gate. There is also guest parking stalls in the parking lot. The parking lot was resurfaced and stall lines altered in June 2026. I am the tenant. However the city code enforcement said that the property owner has "non-conforming rights when it comes to ADA." I am concerned with ADA requirements but primarily Los Angeles Building code accessibility requirements for the

2014 forward alterations. The owner also installed again a new common area intercom system in 2023 but did not supply connecting monitors in the 18 units.

The City Code Enforcement officer is technically correct that the property owner holds **"non-conforming rights" regarding the federal ADA and California Building Code (CBC) Chapter 11A inside the apartment units.** Because the building was constructed in 1972, it predates federal ADA Title III (1990) and California's multifamily housing standards (1991). [1, 2]

However, **this non-conforming status disappears for common areas whenever alterations are performed.** Under the **Los Angeles Building Code (LABC)** and CBC Chapter 11B, any physical alterations, modifications, or systems upgrades made to common areas from 2014 onward **must comply with modern accessibility standards for those specific elements.**

The specific code violations and trigger requirements based on the history of this property are outlined below.

1. The Intercom System Upgrades (2014 and 2023)

When the landlord replaced the common area intercom system in 2014 and again in 2023, the code required the updated system to match modern accessibility standards. [1]

- **The 2014 Monitor Omission:** Providing connecting monitors to only 15 out of 18 units is a direct violation of equal access provisions. Even if the three excluded units were not physically renovated inside, a common building utility upgrade must serve all tenants equally.
- **The 2023 System Upgrade:** By installing a completely new common area entry system in 2023 without providing connecting monitors inside *any* of the 18 units, the landlord may have **decreased the existing level of building accessibility** for the 15 units that previously had them. The code strictly prohibits any alteration that reduces accessibility below what was previously provided. [1]
- **Technical Requirements:** The outdoor entry intercom panel must comply with **CBC Chapter 11B** reach-range specifications. The operable buttons or touchscreens must be located between **15 inches and 48 inches** above the finished floor, and the system must provide both visual and audible cues for communication.

2. Parking Lot Alterations & The Electric Entry Gate (2014)

When the parking lot layout was altered and an electric entry gate was installed in 2014, the scope of work triggered standard **"Path of Travel" upgrade mandates**. [1]

- **The Entry Gate:** If the electric entry gate requires an access card, key, or code panel, that mechanism must sit within the 15-to-48-inch reach range. Furthermore, if it blocks a pedestrian path, a separate, compliant accessible pedestrian gate must be provided.
- **Path of Travel Trigger:** Under **LABC Section 11B-202.4**, when an owner alters an area (like a parking lot), they are legally required to spend up to **20% of their construction budget** to upgrade the "path of travel" leading to that altered area if it isn't already compliant. This means the 2014 parking work should have triggered retrofits to the walkways leading from the parking lot into the building entrances.
-
- Note: walkways were not retrofitted by the owner nor was it cited by the city at the time.

3. Parking Resurfacing and Restriping (June 2026)

Resurfacing a parking lot and altering stall lines is legally classified as an alteration, not routine maintenance.

- **The Accessible Stall Mandate:** For an 18-unit residential lot with guest parking, the restriping project in June 2026 **was legally required to include at least one fully compliant, van-accessible parking space.**
- **Technical Requirements:** The designated

accessible stall must be a minimum of 9 feet wide (or 12 feet wide for a van) and paired with an **8-foot-wide painted load aisle**. The entire stall and loading area must feature a flat slope of **less than 2%** in all directions, include an upright "Minimum Fine \$250" sign, and have the pavement painted with the blue International Symbol of Accessibility. [1]

4. The 2014 Unit Renovations (15 Units)

Because the building is privately funded and built before 1991, the interior spaces of the apartments hold strict non-conforming status. [1, 2]

- **Inside the Units: CBC Chapter 11A** (which governs multifamily adaptability) and **Chapter 11B** (public access) **do not retroactively apply inside existing private apartments** during a standard layout renovation.
- **The Catch:** While the landlord did not have to make the inside of those 15 apartments wheelchair-accessible, the "Path of Travel" law dictates that the major cost of the demolition, plumbing, and electrical work inside those units **should have triggered a 20% budget allocation to fix common area access barriers**—such as building entrance steps, un-sloped walkways, or the common intercom system.

Note: No building entry accessible steps were

built, and the common intercom system access was not installed to three units.

5. The 2026 Unpermitted Unit Demolition and Remodel

A complete structural, plumbing, and electrical demolition of an interior apartment unit strictly requires structural, electrical, and plumbing permits from LADBS. [1, 2, 3]

- **The Unpermitted Trigger:** Because this work was done in 2026, it is governed by the **2022 California Building Code (CBC)** and **2023 Los Angeles Building Code**.
- **Accessibility Enforcement:** While the inside of a 1972 unit remains privately non-conforming, performing a massive, unpermitted remodel gives the city the right to issue a **Notice to Comply** or a **Stop Work Order**. To legalize the unit, the landlord will be forced to pull retroactive permits. [1, 2]
- **The 20% Path of Travel Penalty:** To clear a retroactive permit for a major unit remodel, LADBS will enforce **CBC Section 11B-202.4**. The landlord will be legally forced to calculate the valuation of that 2026 remodel and spend up to **20% of that cost to fix common area accessibility barriers**—including adding the missing accessible parking space and correcting the intercom system.
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6. The 2023 Unpermitted Intercom System

Replacing a building-wide communication system requires an electrical permit in Los Angeles.

- **The Violation:** By doing this unpermitted, the landlord illegally stripped away the functional indoor intercom monitors that 15 units previously possessed. Under **CBC Section 11B-202.2.1**, *"An alteration shall not decrease or have the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction."*
- **The Consequence:** The landlord can be cited for an unpermitted electrical system and ordered to restore equivalent accessibility to the units.

Show less

Timeline

Documents



Request published

Anyone with access to this request

July 7, 2026, 7:29am by Staff



Request closed

Anyone with access to this request

As of this date, our office has determined that the Office of the City Clerk is not in possession of any documents or information relating to your request. Please be advised that this response does not include any records that may be in the custody of other City departments. **Each department in the City of Los Angeles maintains and is responsible for its own records.** This request with the Office of the City Clerk is considered closed.

For all other city department's records please go to their respective webpage and contact them directly or please contact 311 Call Center at 213-473-3231.

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You may wish to contact the Los Angeles Housing Department (LAHD) for the information that you are requesting. They may be reached at:

Internet: <https://housing.lacity.gov/about-us/custodian-of-records>

Email: lahd_custodian@lacity.org

Thank you.

July 7, 2026, 7:29am by Staff



Department assignment

Anyone with access to this request

City Clerk

[Skip to main content](#)

City of Los Angeles

 NextRequest



Request 26-13993



Closed

144 of 65035

Dates

Received

July 27, 2026 via web

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

Request

Dear City Clerk: Please provide copies of any all information that indicates does the City code enforcement department have jurisdiction to enforce accessibility building codes for privately owned buildings that are receiving federal assistance? Reference: Code enforcement Los Angeles has jurisdiction over maintenance, repairs, alterations and additions, and requests for reasonable accommodations and modifications. DIVISION 5. REPAIR AND ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES (Added by Ord. No. 173,011, Eff. 1/30/00.) Section 161.501 Additions, Alterations or Repairs. 16. According to city documents, the code violations employees jurisdiction includes but is not limited to Access for new unit inspection, electrical, exterior elevated elements, fire safety, habitability, heating and ventilation, historical preservation, illegal construction, maintenance, miscellaneous, nuisance conditions, plumbing, residential hotel, sanitation, structural hazards, tenant habit

ability program, unapproved units, unapproved use or occupancy, utility, weather protection, zoning violation. 2026-7-27 . Attachment to code violation complaint . Word Count 959.

Code enforcement Los Angeles has jurisdiction over maintenance, repairs, alterations and additions, and requests for reasonable accommodations and modifications. DIVISION 5. REPAIR AND ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES (Added by Ord. No. 173,011, Eff. 1/30/00.) Section 161.501 Additions, Alterations or Repairs. 16

I believe my complaints are being ignored due to racism and retaliation against me by city Los Angeles employees acting in concert with the Property owner.

This complaint addresses code violation maintenance requirements under the building code, and this complaint addresses building code accessibility requirements, including, but not limited to there is not an accessible wheelchair height peephole viewer in the unit door or accessible door viewer that can see both ends of the hallway, there is no handicap accessible parking stall in the parking lot, there is no accessible intercom and indoor monitor in unit 9 as required by the building code which requires an intercom system interface in each unit.

The city code enforcement department, and Housing department has engaged in abuse of process, abuse of authority, and abuse of discretion, which entitles me to file a petition for Writ of mandate with a court of competent jurisdiction.

The track for one of the bedroom door closets need to be repaired or replaced. The hardware for the drapes in the bedroom needs to be repaired or replaced. The unit door viewer needs to be repaired or replaced. The unit intercom door entry interface needs to be repaired or replaced.

My original complaints about the intercom system and parking date back to 2014. As of 2023 to 2025 the complaints morphed into requests for reasonable housing accommodations. The complaints about the need for wheelchair height accessible door viewer, handicap accessible parking stall, and accessible unit indoor monitor, are pending. Over the years, these complaints have been made known to the city Council and mayor, to the code enforcement and building code inspectors, via email, postal mail, court documents, and city council agenda filings. The mayor and city Council and city employees are well aware of the request for housing services at this location and have actual constructive knowledge due to the numerous code violation complaints filed.

I have received a notice to enter premises from the owner scheduled for July 28, 2026. There's no indication on that notice will the owner of the property or management company be addressing the requested housing accommodations that are listed in this communication.

As an aside, my auto remains in disrepair after the property owner damaged my left driver side window with adhesive sticker. This seems to be directed at me as a hate crime because I am Black and because I have protested racial discrimination and retaliation. The Police Department has been notified.

The owner of the Property gross receipts are about \$37,000 a month for this 18 unit building. Property taxes are about \$12,000 per month for this building.

A complaint has been filed with the city state Department of real estate requesting the Management company's license be revoked.

The inspector's (Javier) statement also ignores that the owner apparently replaced the original wired intercom with a modern Akuvox system.

When an owner voluntarily replaces a building communication system, questions arise about whether the replacement must comply with current accessibility

requirements applicable to the project and whether reasonable accommodations are required for disabled tenants.

If the owner replaced the viewer, accessibility requirements relating to reasonable

accommodation may still apply even if the building itself predates modern accessibility standards.

The code enforcement department is asked to address:

whether 2014 alterations triggered current accessibility requirements;

- whether the 2023 intercom replacement triggered accessibility obligations;
- whether the parking lot reconstruction and restriping required accessible parking;
- whether the owner's receipt of government financial assistance creates additional

obligations;

- whether your requests qualify as reasonable accommodations under disability housing

laws;

- whether the requested modifications

are required under applicable federal or state law.

What specific code or regulation establishes that this property has "non-conforming rights" exempting it from current accessibility requirements?

- Did the City review the 2014 and 2023 and 2026 building permits to determine whether accessibility upgrades were triggered? Did the City evaluate whether the recent parking lot repaving and restriping required an accessible parking space under the California Building Code?

- Did the City consider whether replacement of the intercom system constituted an alteration subject to current accessibility requirements?

Does the City's determination consider the property's receipt of government financial assistance and any resulting obligations under federal disability laws?

"Please identify the specific code sections and factual findings supporting the City's conclusion that this property is exempt from current accessibility requirements. In particular, please explain whether the City evaluated the 2014 renovations, the 2023 intercom replacement, the recent parking lot repaving and restriping, and the recently

renovated apartment unit—including whether permits were issued, inspections were performed, and whether any accessibility review was conducted for those projects.”

For the renovations concerning unit 8 (not my unit),

* Was a building permit issued?

- Was the work reviewed by the Building Department?

- Was an accessibility review performed?

- Was the work classified as an alteration, repair, or reconstruction?

- Were any accessibility provisions triggered under the California Building Code?

As reported to the (state California) civil rights department 2025-2026 complaint against the City of Los Angeles and property owner.

According to city documents, the code violations employees jurisdiction includes but is not limited to Access for new unit inspection, electrical, exterior elevated elements, fire safety, habitability, heating and ventilation, historical preservation, illegal construction, maintenance, miscellaneous, nuisance conditions, plumbing, residential hotel, sanitation, structural hazards, tenant habit ability

program, unapproved units, unapproved use or occupancy, utility, weather protection, zoning violation.

Geary J. Johnson. 1522 Hi Point Street, Los Angeles. CA. 90035. WordCount 959. Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche,

Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember

Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember

Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya

Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriquez, Marqueece Harris-Dawson, Curren

Price,Jr., Heather Hutt, Traci Park, John Lee,

Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian. Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. 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. (Source:

Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, 201 N.

LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012

(213) 978-1845.

civilandhumanrights.lacity.org



Request closed

Anyone with access to this request

As of this date, our office has determined that the Office of the City Clerk is not in possession of any documents or information relating to your request. Please be advised that this response does not include any records that may be in the custody of other City departments. **Each department in the City of Los Angeles maintains and is responsible for its own records.** This request with the Office of the City Clerk is considered closed.

For all other city department's records please go to their respective webpage and contact them directly or please contact 311 Call Center at 213-473-3231.

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You may wish to contact the Los Angeles Housing Department (LAHD) for the records that you are requesting. They may be reached at:

Internet: <https://housing.lacity.gov/about-us/custodian-of-records>

Email: lahd_custodian@lacity.org

Thank you.

July 28, 2026, 1:11pm by Staff

City of Los Angeles

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager



Karen Bass, Mayor

July 23, 2026

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

CoR File No. 64345

VIA Email TO tainmount@sbcglobal.net

Subject: CPRA request regarding:
Please provide copies of any and all city documents that address unbundling of housing services in a rent controlled building built in 1972. This release should include any and all RSO decisions and any and all Los Angeles council ordinances or municipal code sections that address this issue.

Dear Constituent:

This letter is in response to your California Public Records Act (CPRA) request dated 7/15/2026 and received by this office on 7/15/2026 for documents related to request referenced above.

This Department is cognizant of its responsibilities under the CPRA and recognizes that the statutory scheme was enacted to maximize citizen access to the workings of government. However, after a search of our records, we cannot locate any records responsive to your request.

If you have any questions or need further information, please phone the Custodian of Records line at (213) 922-9612.

Sincerely,

Joann M. Chen
Custodian of Records

What's Wrong at 1522 Hi Point Street, Los Angeles?

Tenants Raises Questions About Housing Services, Parking, Accessibility, and Building Conditions

For more than a decade, Tenants at 1522 Hi Point Street have raised questions about parking, accessibility, utility charges, intercom service, and building maintenance. The following questions summarize issues raised by Tenants regarding management practices and enforcement of Tenants protections.

Q&A: Civil Rights and Equal Housing

Q: How long have allegations of unequal treatment affecting Black Tenants been raised at this property?

A: According to the Tenants, concerns involving unequal treatment and denial of full and equal housing services have been raised repeatedly since approximately 2014, spanning about 12 years.

Q: How frequently have discrimination complaints been made?

A: The Blackman alleges that complaints involving potential violations of California's Unruh Civil Rights Act have occurred regularly since 2014, in some periods as often as several times per month.

Parking Questions

Q: Are parking spaces really unavailable?

Blackman disputes management's claim that no parking spaces are available for reassignment.

According to the BlackMan:

- Units 1, 3, 5, and 16 reportedly do not have vehicles.
- Several parking stalls, including Stalls 4, 6, and 10, are allegedly vacant.
- Tandem stalls 13, 14, and 15 reportedly provide additional unused parking capacity.

The BlackMan estimates that parking for approximately nine vehicles may be available despite repeated statements that the Owner says no parking assignments can be changed. So why does the designated owner Thomas Khammar and Ben Renkainen claim there are no available parking stalls? Does the owner think tenants are stupid?

Q: Why are requested parking accommodations denied?

The BlackMan states that requests for different parking assignments, including

disability-related accommodations, have been denied on the grounds that:

- no stalls are available; and
- changing assignments would be too expensive.
- BlackMan asks how many tenants are being charged \$150 for parking without being told other tenants were told \$50 or parking is included in the rent?

Bundled Housing Services

Title: Is Unbundling Allowed in Los Angeles RSO Buildings?

The Tenants argue that rent-controlled (RSO) housing traditionally includes bundled housing services, including:

- parking,
- utilities,
- intercom service,
- common-area lighting,
- building access systems,
- other housing services.

The Tenants contends that changing these services after tenancy begins may violate California and Los Angeles rent stabilization protections.

Q: What does Costa-Hawkins actually permit?

According to the Tenants's interpretation:

Costa-Hawkins allows landlords to establish rent for a new tenancy after vacancy but does **not** authorize removing or separately charging for housing services that were previously included with the rental unit. Read the law.

Q: What is "rent"?

The Tenants points to Los Angeles Rent Stabilization provisions that define rent and (define housing services) includes:

- housing services,
- utilities,
- parking,
- maintenance,
- facilities,
- privileges,
- and other benefits connected with occupancy.
- Ord. 187737, p. 3, Los Angeles.

Utility Billing Questions

Q: Are RUBS charges mandatory?

The Tenants argues they are not.

The Blackman references a Los Angeles City Council housing department document (December 2025) stating landlords have several **options**, including:

- keeping utilities bundled;
- billing separately; or

- using RUBS.

The Tenants argues that because the City describes these as “options” rather than legal requirements, there is no law requiring Tenants in older RSO properties to accept utility unbundling.

Before you signed your rent agreement, did the owner or HUD or section 8 tell you that there is no law allowing the owner to unbundle the utilities and parking?

Q: Does newer state law require parking to be unbundled?

The Tenants notes that California legislation affecting parking unbundling applies to certain newer residential developments beginning in 2025 and argues that those provisions do not automatically apply to older rent-controlled apartment buildings.

Intercom Questions

Q: Does the lease require Tenants to use their own cellphone and Wi-Fi?

The Tenant asks:

- Does the lease require personal cellphone service?
- Does the lease require Tenants to purchase Wi-Fi?
- Does the landlord pay for those services?
- Were Tenants informed they could decline using their personal devices?

- Were Tenants advised of any privacy implications?
- Does the owner pay your cell phone bill?
- Isn't the owner obligated by the building code to supply each unit an intercom indoor monitor/interface?
- Why is the City not enforcing tenant rights to disability accessible housing services?
- Why is the owner allowed to cheat tenants out of their rent money?

The Tenants argue that requiring personal technology to operate a landlord-provided intercom illegally transfers operating costs from the property owner to Tenants.

Building Safety

Title: Unsafe Conditions?

The Tenants questions whether:

- Unit 8 was demolished without permits;
- inspections occurred before re-occupancy; and
- work complied with applicable building codes.

The Tenants believes these issues warrant additional investigation by city authorities.

Property Maintenance

Q: What about the parking gate?

The Tenants states the parking gate has experienced repeated failures over many years and argues that recurring equipment failures may reflect broader maintenance concerns affecting the property. **The practice is that of a slumlord.**

Full and Equal Housing Services

Q: Are all Tenants receiving the same housing services?

The Tenants alleges differences among units, including:

- some Tenants receive air conditioning while others do not;
- some pay utility charges while others do not;
- some Tenants allegedly subsidize common-area electricity and lighting used by all residents.

The Tenants argues these differences raise questions about whether Tenants receive "full and equal" housing services.

Employment Corner

Remote Job Openings

- Remote Medical Room Monitor
- Virtual Patient Monitoring Technician

- Remote Patient Observer
- Telehealth Monitoring Assistant

Questions for Property Management

BlackMan says the following questions remain unanswered:

- Why are accessible parking requests repeatedly denied?
- Why are vacant parking spaces allegedly unavailable for reassignment?
- Why is a monthly parking fee discussed if applications are reportedly unavailable?
- Why are Tenants expected to use personal property phones and Wi-Fi for building entry systems?
- Were Tenants informed of their rights before changes to housing services were implemented?
- Were all required permits and inspections completed for recent construction work?
- Isn't a monthly parking fee discriminatory?
- What is the reason the owner is lying about the housing services?

See city Request 26-12147 - NextRequest - Modern FOIA & Public Records Request Software.

Link to City documents. https://cityclerk.lacity.org/onlinedocs/2026/26-0785_PC_M_06-09-2026.pdf

26-0785 CIVIL RIGHTS, EQUITY, IMMIGRATION, AGING, AND DISABILITY COMMITTEE REPORT relative to the appointment of Abigail Marquez as permanent General Manager of the Community Investment Department. THIS MATTER IS OPPOSED due to the City government's abuse of federal funds, evidenced by lack of enforcement of accessibility building codes, and housing discrimination against Black, Latino, and disabled tenants.

started years 2014-2023-2026. The designated owner is Thomas Khammar and Power Property Management Inc. Yes, the owner has been accused of being a racist many times based on the provisions of the state California Unruh Act (personal individual rights). One Judge agreed that the property owner (and agents) is a racist. (SMALL CLAIMS CASE NO: 21STSC04574). This property owner grosses about \$37,000 in rents per month from this property. Also, city Los Angeles housing department letters (2025) indicate there is no law that allows the landlord to unbundle utilities and the parking from the rent payment.

Continuing Questions

Revised 7/30/2026

The Tenants argues that these issues involve broader questions concerning:

- accessibility,
- housing discrimination,
- rent stabilization,
- bundled housing services,
- utility billing,
- parking rights,
- property maintenance,
- and enforcement of California Tenants protections.

Notes: The dispute involves tenant(s) who have requested housing services accessible intercom in unit interface monitor, accessible/tandem parking stall, accessible wheelchair height door viewer so tenants can see each end of hallway. The owner refuses to provide the requested housing services, dispute

Electronically FILED by
Superior Court of California,
County of Los Angeles
5/28/2024 10:49 PM
David W. Slayton,
Executive Officer/Clerk of Court,
By A. Lopez, Deputy Clerk

Facsimile

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

City of Los Angeles,
Respondent,
Hi Point 1522 LLC,
Real Party in Interest

Case No.: **23STCP00644**

REPLY BRIEF IN SUPPORT OF
OPENING BRIEF
(CCP § 1085) (CCP 1084-1097)

Trial Date: June 25, 2024
Time: 9:30 a.m.
Dept.: 85

Writ Petition Filed: **02/28/2023**

GEARY J. JOHNSON

- 1 6. Only the petitioner and roommate have provided witness statements under penalty
2 of perjury regarding the intercom and tandem parking. (AR 284-285. AR 308-311.
3 AR 1650.)
4
- 5 7. The Respondent, City of Los Angeles, fights to deny full and equal housing services
6 to the Petitioner, creating a conflict with the City laws and legal obligations.
7
- 8 8. During the pendency of this action, petitioner continues to be a tenant tortured by
9 the denial of the services requested. Petitioner continues to be denied peaceful
10 enjoyment of the premises. (AR 676).
11
- 12 9. There are a total of 18 one bedroom units in the Petitioner's building.
13
- 14 10. Housing services at the petitioner's premises are " including, but not limited to the
15 furniture, furnishings, fixtures, appliances, and equipment provided by the owner
16 and set out in section M, windows, doors, plumbing and electrical facilities, hot
17 and cold water supply, building grounds and appurtenances." Rental agreement
18 2010 (and current). (AR 172-178). The meaning of APPURTENANCE is accessory
19 objects.
20
- 21 11. "Housing services are services that are connected with the use or occupancy of a
22 rental unit including, but not limited to, utilities (including light, heat, water and
23 telephone), ordinary repairs or replacement, and maintenance including painting.
24 The term also includes the provision of elevator service, laundry facilities and
25 privileges, common recreational facilities, janitor service, resident manager, refuse
26 removal, furnishings, food service, parking and any other benefits, privileges or
27
28

1 facilities. (LAMC Sec. 151.02, Definition of Housing Services)." (emphasis added).
2 (AR 717, AR 717-720).

- 3
4 12. Petitioner is a tenant who is Ham-Jew-DNA-Kushite/Black male American, aged
5 over 45, with disabilities, entitled to all privileges and rights under the State Unruh
6 Act, CC 51,52 as well as City housing ordinances. The Unruh Act states in part,
7 "All persons within the jurisdiction of this state are free and equal, and no matter
8 what their sex, race, color, religion, ancestry, national origin, disability, medical
9 condition, genetic information, marital status, sexual orientation, citizenship,
10 primary language, or immigration status are entitled to the full and equal
11 accommodations, advantages, facilities, privileges, or services in all business
12 establishments of every kind whatsoever."
13
14 13. Petitioner is a "person" defined under the CC 51, 52, and a person that the act is
15 intended to protect. (AR2183-2190, AR 2184, AR 2185, AR2191-2198).
16
17 14. An individual does not need to identify as a member of a class or a group to be
18 entitled to equal protection. For the purposes of equal protection clause analysis, a
19 class can consist of a single member. This "class of one" doctrine protects
20 individuals from wholly arbitrary acts of state governments.
21
22 15. 42 U.S. Code § 2000a (a) EQUAL ACCESS "All persons shall be entitled to the full
23 and equal enjoyment of the goods, services, facilities, privileges, advantages, and
24 accommodations of any place of public accommodation, as defined in this section,
25 without discrimination or segregation on the ground of race, color, religion, or
26 national origin."
27
28

- 1 16. 42 USC 1981 states: (a)Statement of equal rights. All persons within the
2 jurisdiction of the United States shall have the same right in every State and
3 Territory to make and enforce contracts, to sue, be parties, give evidence, and to
4 the full and equal benefit of all laws and proceedings for the security of persons
5 and property as is enjoyed by white citizens, and shall be subject to like
6 punishment, pains, penalties, taxes, licenses, and exactions of every kind, and to no
7 other. (b)"Make and enforce contracts" defined. For purposes of this section, the
8 term "**make and enforce contracts**" includes the making, performance,
9 modification, and termination of contracts, and the enjoyment of all benefits,
10 privileges, terms, and conditions of the contractual relationship. (c)Protection
11 against impairment. The rights protected by this section are protected against
12 impairment by nongovernmental discrimination and impairment under color of
13 State law."
14
15
16
17
18 17. The preponderance of the evidence is that Petitioner, as a tenant, is entitled to
19 maintenance, maintenance of the intercom and tandem parking, entitled to a
20 working intercom in his unit, and entitled to a tandem parking stall.
21
22 18. The owner of the property, as well as the City of Los Angeles ordinances, have
23 indicated Petitioner is entitled to maintenance, entitled to a working intercom in
24 his unit, and entitled to a tandem parking stall.
25
26 19. Nevertheless, as of the date of this writing, the City and the Owner have made no
27 indication as to what date Petitioner will be provided with the requested housing
28 services.

- 1 20. The Court is being asked to reverse the decisions of the City RSO, on the grounds
2 that doing so would be in compliance with the intent of the City laws and owner
3 obligations to assure that Petitioner is provided with the housing services
4 requested.
5
- 6 21. Jimmie Grimaldi's Mom lives in unit #4. His Mom is white. She gets a tandem
7 parking stall and working intercom upon inception of tenancy in year September
8 2022. (Her name has been changed for this narrative). Jimmie Grimaldi's Mom
9 does not have to wait nine years for housing services, like the Petitioner is waiting.
10 In a similar scenario, a few years back, a white female tenant asked for her single
11 parking stall to be lengthened into a tandem parking stall and the request was
12 granted. Petitioner's requests for equal treatment were denied.
13
- 14 22. Assigned tandem parking is included in the rental agreement under "parking".
15 Tandem parking is proven as "available" at the inception of tenancy of petitioner
16 based on the COO for the building which dates back to 1973. Pictures supplied by
17 Petitioner prove tandem parking as available in 2010 at subject address. The 2014
18 "change in terms of tenancy" by owner admits to the availability of tandem
19 parking, and signed by the Petitioner in 2021. Petitioner continues to be first come
20 first served, and continues to pay the \$50.00 per month included in rent, for the
21 tandem parking, but has not received the tandem parking stall.
22
- 23 23. As told to the owner and city, continuing obligations and ongoing harm, the
24 intercom in Petitioner unit continues to be non-functioning while fifteen other
25 tenants have working intercoms in their unit (as of April 2023). Additionally,
26
27
28



Davey GJuanvaldez <hairylegs27@gmail.com>

Re: July 27, 2026. New Code Violation Complaint Filed. RUBS. Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

1 message

G Johnson <tainmount@sbcglobal.net>

Mon, Jul 27, 2026 at 4:26 PM

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

To: "alan.christensen@lacity.org" <alan.christensen@lacity.org>, "vasquezbrian79@gmail.com" <vasquezbrian79@gmail.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>, "vatche.kasumyan@lacity.org" <vatche.kasumyan@lacity.org>, "germain.mendoza@lacity.org" <germain.mendoza@lacity.org>, "steven.harrison@lacity.org" <steven.harrison@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "bob.blumenfield@lacity.org" <bob.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, "lahd.reap@lacity.org" <lahd.reap@lacity.org>, "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "dod.contact@lacity.org" <dod.contact@lacity.org>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, "aram.avedisian@lacity.org" <aram.avedisian@lacity.org>, "ERIC.BANE@LACITY.ORG" <eric.bane@lacity.org>, "doran.bobadilla@lacity.org" <doran.bobadilla@lacity.org>, "laura.zimmerman@lacity.org" <laura.zimmerman@lacity.org>, "grant.woods@lacity.org" <grant.woods@lacity.org>, "sewada.zadoorian@lacity.org" <sewada.zadoorian@lacity.org>, "jason.wilson@lacity.org" <jason.wilson@lacity.org>, "kelly.warner@lacity.org" <kelly.warner@lacity.org>, "mark.wang@lacity.org" <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, "fabian.gonzalez@lacity.org" <fabian.gonzalez@lacity.org>, "ramazanali.almasi@lacity.org" <ramazanali.almasi@lacity.org>, "kevin.brown@lacity.org" <kevin.brown@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "rene.flores@lacity.org" <rene.flores@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, "cynthia@powerpropertygrp.com" <cynthia@powerpropertygrp.com>, "phillip.munguia@lacity.org" <phillip.munguia@lacity.org>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>

Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "Son.Vuong@lacity.org" <son.vuong@lacity.org>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>

KAREN BASS, MAYOR, et al.

New code violations complaint filed. See attachment. Owner noticed by fax; see attachment.

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall
2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche, Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian.

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. 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. (Source: Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, [201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012](#)
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.

Reasonable housing accommodations have still not been provided.

The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.

I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no

stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalls available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government
Medical Condition Discrimination by owner and city government
Disability Discrimination by owner and city government
Retaliation by owner and city government

All rights reserved

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

4 attachments



2027-7-27 Fax PPM w Code Complaint.pdf
684K



2026-7-27 Request 26-13993 - NextRequest - Modern FOIA & Public Records Request Software.pdf
508K



2026-7-27 scanned Code Complaint 999954.pdf
3583K



2026-7-10 Fax to Real Estate Department.pdf
555K

Fax To Hi Point 1522 Llc

Jul 27th, 2026 2:29pm PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Housing Services Needed
Pages Sent	7 / 7
Transmission Time	4 mins, 3 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-7-27 scanned Code Complaint 999954.pdf	3.50 mb	6

Mon Jul 27th, 2026 2:29 PM Pacific Time

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: 7
(including cover sheet)

FROM:

Name: Geary Juan Johnson
Fax Number: (323) 809-4119

Subject: Housing Services Needed**Message:**

The track for one of the bedroom door closets need to be repaired or replaced. The hardware for the drapes in the bedroom needs to be repaired or replaced. The unit door viewer needs to be repaired or replaced. The unit intercom door entry interface needs to be repaired or replaced.

This complaint addresses code violation maintenance requirements under the building code, and this complaint addresses building code accessibility requirements, including, but not limited to there is not an accessible wheelchair height peephole viewer in the unit door or accessible door viewer that can see both ends of the hallway, there is no handicap accessible parking stall in the parking lot, there is no accessible intercom and indoor monitor in unit 9 as required by the building code which requires an intercom system interface in each unit. (Redacted) A new code violation complaint has been filed against this property. This information may be forwarded to the Mayor and City Council as well as city clerk Request 26-13993.

Sent with HumbleFax.com

2026-7-27 . Attachment to code violation complaint

999954

Word Count 959.

Code enforcement Los Angeles has jurisdiction over maintenance, repairs, alterations and additions, and requests for reasonable accommodations and modifications.
DIVISION 5. REPAIR AND ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES (Added by Ord. No. 173,011, Eff. 1/30/00.) Section 161.501 Additions, Alterations or Repairs. 16

I believe my complaints are being ignored due to racism and retaliation against me by city Los Angeles employees acting in concert with the Property owner.

This complaint addresses code violation maintenance requirements under the building code, and this complaint addresses building code accessibility requirements, including, but not limited to there is not an accessible wheelchair height peephole viewer in the unit door or accessible door viewer that can see both ends of the hallway, there is no handicap accessible parking stall in the parking lot, there is no accessible intercom and indoor monitor in unit 9 as required by the building code which requires an intercom system interface in each unit.

The city code enforcement department, and Housing department has engaged in abuse of process, abuse of authority, and abuse of discretion, which entitles me to file a petition for Writ of mandate with a court of competent jurisdiction.

The track for one of the bedroom door closets need to be repaired or replaced. The hardware for the drapes in the bedroom needs to be repaired or replaced. The unit door viewer needs to be repaired or replaced. The unit intercom door entry interface needs to be repaired or replaced.

My original complaints about the intercom system and parking date back to 2014. As of 2023 to 2025 the complaints morphed into requests for reasonable housing accommodations. The complaints about the need for wheelchair height accessible door viewer, handicap accessible parking stall, and accessible unit indoor monitor, are pending. Over the years, these complaints have been made known to the city Council and mayor, to the code enforcement and building code inspectors, via email, postal mail, court documents, and city council agenda filings. The mayor and city Council and city employees are well aware of the request for housing services at this location and have actual constructive knowledge due to the numerous code violation complaints filed.

I have received a notice to enter premises from the owner scheduled for July 28, 2026. There's no indication on that notice will the owner of the property or management company be addressing the requested housing accommodations that are listed in this communication.



From Geary Johnson

Page 1 of 3

Jul 27 Code complaint

As an aside, my auto remains in disrepair after the property owner damaged my left driver side window with adhesive sticker. This seems to be directed at me as a hate crime because I am Black and because I have protested racial discrimination and retaliation. The Police Department has been notified.

The owner of the Property gross receipts are about \$37,000 a month for this 18 unit building. Property taxes are about \$12,000 per month for this building.

A complaint has been filed with the city state Department of real estate requesting the Management company's license be revoked.

The inspector's (Javier) statement also ignores that the owner apparently replaced the original wired intercom with a modern Akuvox system.

When an owner voluntarily replaces a building communication system, questions arise about whether the replacement must comply with current accessibility requirements applicable to the project and whether reasonable accommodations are required for disabled tenants.

If the owner replaced the viewer, accessibility requirements relating to reasonable accommodation may still apply even if the building itself predates modern accessibility standards.

The code enforcement department is asked to address:

- whether 2014 alterations triggered current accessibility requirements;
- whether the 2023 intercom replacement triggered accessibility obligations;
- whether the parking lot reconstruction and restriping required accessible parking;
- whether the owner's receipt of government financial assistance creates additional obligations;
- whether your requests qualify as reasonable accommodations under disability housing laws;
- whether the requested modifications are required under applicable federal or state law.

What specific code or regulation establishes that this property has "non-conforming rights" exempting it from current accessibility requirements?

- Did the City review the 2014 and 2023 and 2026 building permits to determine whether accessibility upgrades were triggered? Did the City evaluate whether the recent parking lot repaving and restriping required an accessible parking space under the California Building Code?

- Did the City consider whether replacement of the intercom system constituted an alteration subject to current accessibility requirements?

Does the City's determination consider the property's receipt of government financial assistance and any resulting obligations under federal disability laws?

"Please identify the specific code sections and factual findings supporting the City's conclusion that this property is exempt from current accessibility requirements. In



From Geary Johnson

Page 2 of 3

Jul 27 Code complaint

particular, please explain whether the City evaluated the 2014 renovations, the 2023 intercom replacement, the recent parking lot repaving and restriping, and the recently renovated apartment unit—including whether permits were issued, inspections were performed, and whether any accessibility review was conducted for those projects."

For the renovations concerning unit 8 (not my unit),

- * Was a building permit issued?
- Was the work reviewed by the Building Department?
- Was an accessibility review performed?
- Was the work classified as an alteration, repair, or reconstruction?
- Were any accessibility provisions triggered under the California Building Code?

As reported to the civil rights department 2025-2026 complaint against the city of Los Angeles and property owner.

According to city documents, the code violations employees jurisdiction includes but is not limited to Access for new unit inspection, electrical, exterior elevated elements, fire safety, habitability, heating and ventilation, historical preservation, illegal construction, maintenance, miscellaneous, nuisance conditions, plumbing, residential hotel, sanitation, structural hazards, tenant habit ability program, unapproved units, unapproved use or occupancy, utility, weather protection, zoning violation.

Geary J. Johnson. 1522 Hi Point Street, Los Angeles. CA. 90035. WordCount 959.



From Geary Johnson

Page 3 of 3

Jul 27 Code complaint

[City Services](#) [City Directory](#)**CODE ENFORCEMENT DIVISION - REPORT A VIOLATION**[Select Language](#)Powered by [Google Translate](#)**PROPERTY INFORMATION**

Assessor Parcel Number: 1058016000

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

Census Tract: 470000

Council District: 10

Official Address: 1522 S Hi Point St, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: 000000

Code Regional Area: West Regional Office

Year Built: 1977

Number of Engineering Data

999954

COMPLAINT DETAILS

Fields marked with an asterisk (*) are required.

First Name *

Dolay

Last Name *

Johnson

Address

1522 Hi Point St 9

Unit #

9

City

Los Angeles

Zip

90035

Phone (H) *

3238673869

Phone (C)

	Email Address:
humblefax@biglobe.net	Violation Location:
EXTERIOR AND INTERIOR AND PARKING LOT (Example: Kitchen, Bathroom, Outdoor)	Violation Category: *
ELECTRICAL	Violation Type: *
Select Violation Type	Selected Violation Types: *
Plumbing not maintained in a safe and sanitary condition. Electrical service requires maintenance.	
Remove Now, click a violation(s) (Specify with to remove from the selected list before you click the button).	
Additional Comments:	
2/25/27 - Attachment to close violation complaint. Word Count 999	
Manager Name:	
Brian Winkler	
Manager Phone (H):	
Manager Phone (W):	
Owner Name:	
HIFONT 1322 LLC	
Owner Phone (H):	
Owner Phone (W):	
Owner Address:	
Owner City:	

[City Services](#)[City Directory](#)**CODE ENFORCEMENT DIVISION - REPORT A VIOLATION**[Select Language](#)Powered by [Google Translate](#)**PROPERTY INFORMATION**

Assessor Parcel Number: 0060718035

Total Units (legal unit count may vary): 10

Rent Registration Number: 0270090

*Census Tract: 210700

*Council District: 10

Official Address: 1528 SHEPHERD ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: Washoe

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **999954**

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.

2026-7-27 . Attachment to code violation complaint

999954

Word Count 959.

Code enforcement Los Angeles has jurisdiction over maintenance, repairs, alterations and additions, and requests for reasonable accommodations and modifications.

DIVISION 5. REPAIR AND ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES (Added by Ord. No. 173,011, Eff. 1/30/00.) Section 161.501 Additions, Alterations or Repairs. 16

I believe my complaints are being ignored due to racism and retaliation against me by city Los Angeles employees acting in concert with the Property owner.

This complaint addresses code violation maintenance requirements under the building code, and this complaint addresses building code accessibility requirements, including, but not limited to there is not an accessible wheelchair height peephole viewer in the unit door or accessible door viewer that can see both ends of the hallway, there is no handicap accessible parking stall in the parking lot, there is no accessible intercom and indoor monitor in unit 9 as required by the building code which requires an intercom system interface in each unit.

The city code enforcement department, and Housing department has engaged in abuse of process, abuse of authority, and abuse of discretion, which entitles me to file a petition for Writ of mandate with a court of competent jurisdiction.

The track for one of the bedroom door closets need to be repaired or replaced. The hardware for the drapes in the bedroom needs to be repaired or replaced. The unit door viewer needs to be repaired or replaced. The unit intercom door entry interface needs to be repaired or replaced.

My original complaints about the intercom system and parking date back to 2014. As of 2023 to 2025 the complaints morphed into requests for reasonable housing accommodations. The complaints about the need for wheelchair height accessible door viewer, handicap accessible parking stall, and accessible unit indoor monitor, are pending. Over the years, these complaints have been made known to the city Council and mayor, to the code enforcement and building code inspectors, via email, postal mail, court documents, and city council agenda filings. The mayor and city Council and city employees are well aware of the request for housing services at this location and have actual constructive knowledge due to the numerous code violation complaints filed.

I have received a notice to enter premises from the owner scheduled for July 28, 2026. There's no indication on that notice will the owner of the property or management company be addressing the requested housing accommodations that are listed in this communication.



As an aside, my auto remains in disrepair after the property owner damaged my left driver side window with adhesive sticker. This seems to be directed at me as a hate crime because I am Black and because I have protested racial discrimination and retaliation. The Police Department has been notified.

The owner of the Property gross receipts are about \$37,000 a month for this 18 unit building. Property taxes are about \$12,000 per month for this building.

A complaint has been filed with the city state Department of real estate requesting the Management company's license be revoked.

The inspector's (Javier) statement also ignores that the owner apparently replaced the original wired intercom with a modern Akuvox system.

When an owner voluntarily replaces a building communication system, questions arise about whether the replacement must comply with current accessibility requirements applicable to the project and whether reasonable accommodations are required for disabled tenants.

If the owner replaced the viewer, accessibility requirements relating to reasonable accommodation may still apply even if the building itself predates modern accessibility standards.

The code enforcement department is asked to address:

whether 2014 alterations triggered current accessibility requirements;

- whether the 2023 intercom replacement triggered accessibility obligations;
- whether the parking lot reconstruction and restriping required accessible parking;
- whether the owner's receipt of government financial assistance creates additional obligations;
- whether your requests qualify as reasonable accommodations under disability housing laws;
- whether the requested modifications are required under applicable federal or state law.

What specific code or regulation establishes that this property has "non-conforming rights" exempting it from current accessibility requirements?

- Did the City review the 2014 and 2023 and 2026 building permits to determine whether accessibility upgrades were triggered? Did the City evaluate whether the recent parking lot repaving and restriping required an accessible parking space under the California Building Code?

- Did the City consider whether replacement of the intercom system constituted an alteration subject to current accessibility requirements?

Does the City's determination consider the property's receipt of government financial assistance and any resulting obligations under federal disability laws?

"Please identify the specific code sections and factual findings supporting the City's conclusion that this property is exempt from current accessibility requirements. In



particular, please explain whether the City evaluated the 2014 renovations, the 2023 intercom replacement, the recent parking lot repaving and restriping, and the recently renovated apartment unit—including whether permits were issued, inspections were performed, and whether any accessibility review was conducted for those projects.”

For the renovations concerning unit 8 (not my unit),

- * Was a building permit issued?
- Was the work reviewed by the Building Department?
- Was an accessibility review performed?
- Was the work classified as an alteration, repair, or reconstruction?
- Were any accessibility provisions triggered under the California Building Code?

As reported to the civil rights department 2025-2026 complaint against the city of Los Angeles and property owner.

According to city documents, the code violations employees jurisdiction includes but is not limited to Access for new unit inspection, electrical, exterior elevated elements, fire safety, habitability, heating and ventilation, historical preservation, illegal construction, maintenance, miscellaneous, nuisance conditions, plumbing, residential hotel, sanitation, structural hazards, tenant habit ability program, unapproved units, unapproved use or occupancy, utility, weather protection, zoning violation.

Geary J. Johnson. 1522 Hi Point Street, Los Angeles. CA. 90035. WordCount 959.





CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language

Powered by Google Translate

PROPERTY INFORMATION

999954

Assessor Parcel Number: 5088010035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0370000

*Census Tract: 214090

*Council District: 11

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: 101010

Code Regional Area: West Regional Office

Year Built: 1973

Business (Engineering) Data

COMPLAINT DETAILS

All names entered with an asterisk (*) are required.

First Name *

Geary

Last Name *

Johnson

Address

1522 Hi Point St 9

Unit #

9

City

Los Angeles

Zip

90035

Phone (H) *

3238073098

Phone (C)

Email Address:

Violation Location:

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

Violation Type: *

Selected Violation Types: *

(Note: Select a violation type you wish to remove from the Selected list before you click the button)

Additional Comments:

Manager Name:

Manager Phone(H):

Manager Phone (W):

Owner Name:

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

[Select Language](#)

Powered by Google Translate

PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

*Census Tract: 216700

*Council District: 10

Official Address: 1522 E HI POINT ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: Wishire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **99954**

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.



RECEIVED

7/27/26

NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson
1522 Hi Point St #9
Los Angeles, CA 90035

07/24/2026

On Tuesday, July 28th 2026, between 9:00 am to 12:00 pm our field Inspector will enter the premises for the following reason(s) (California Civil Code Section 1954):

- ☒ **a. Repairs as needed (Kitchen Drawer repair)**
☐ b. Improvements/ City Compliance Repairs/ Alterations or Mandatory Actions
☐ c. Alterations
☐ d. Improvements
☐ e. An initial inspection (Civil Code Section 1954)
☐ f. Inspect, test, or maintain necessary areas
☐ g. Code Enforcement Inspection
☐ h. To show the premises to appraisers, potential buyers, lenders, tenants, Management or contractors.
☐ i. High Water Bill (testing water fixtures, Toilets, showers, & sinks)
☐ j. Unit condition Inspection

*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice.

**Entry may be made during non-business hours. **

8885 Venice Blvd. Suite 205, Los Angeles, CA. 90034 | DRE#01866167 |
www.powerpropertygrp.com

Re: July 24, 2026. RUBS. Racist Parking Rules at this Address. Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

G Johnson <tainmount@sbcglobal.net>

Fri, Jul 24 at 9:01PM

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

To: alan.christensen@lacity.org <alan.christensen@lacity.org>, vasquezbrian79@gmail.com <vasquezbrian79@gmail.com>, marke.bridge@lacity.org <marke*.bridge@lacity.org>, vatche.kasumyan@lacity.org <vatche.kasumyan@lacity.org>, germain.mendoza@lacity.org <germain.mendoza@lacity.org>, steven.harrison@lacity.org <steven.harrison@lacity.org>, councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>, bob.blumenfield@lacity.org <bob.blumenfield@lacity.org>, contactcd4@lacity.org <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, councilmember.rodriquez@lacity.org <councilmember.rodriquez@lacity.org>, councilmember.price@lacity.org <councilmember.price@lacity.org>, cd10@lacity.org <cd10@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>, councilmember.jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, lahd.reap@lacity.org <lahd.reap@lacity.org>, controller.mejia@lacity.org <controller.mejia@lacity.org>, dod.contact@lacity.org <dod.contact@lacity.org>, aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>, aram.avedisian@lacity.org <aram.avedisian@lacity.org>, ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>, doran.bobadilla@lacity.org <doran.bobadilla@lacity.org>, laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>, grant.woods@lacity.org <grant.woods@lacity.org>, sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>, jason.wilson@lacity.org <jason.wilson@lacity.org>, kelly.warner@lacity.org <kelly.warner@lacity.org>, mark.wang@lacity.org <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, fabian.gonzalez@lacity.org <fabian.gonzalez@lacity.org>, ramazanali.almasi@lacity.org <ramazanali.almasi@lacity.org>, kevin.brown@lacity.org <kevin.brown@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.martinez@lacity.org

<councilmember.martinez@lacity.org>, rene.flores@lacity.org <rene.flores@lacity.org>, Power Property Management Inc.
<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, brent@powerpropertygrp.com
<brent@powerpropertygrp.com>, cynthia@powerpropertygrp.com
<cynthia@powerpropertygrp.com>, phillip.munguia@lacity.org <phillip.munguia@lacity.org>, thomas.scott@lacity.org <thomas.scott@lacity.org>
Cc: lamayornews@lacity.org <lamayornews@lacity.org>, ladbs.ahs@lacity.org
<ladbs.ahs@lacity.org>, FOIA@hud.gov <foia@hud.gov>, congressionalaffairs@hudoig.gov <congressionalaffairs@hudoig.gov>, Son.Vuong@lacity.org <son.vuong@lacity.org>, raul.vasquez@lacity.org <raul.vasquez@lacity.org>

Commentary.

Part I of II

IS UN BUNDLING OF HOUSING SERVICES FROM RENT AMOUNTS PAID legally allowed in the city of Los Angeles in RSO properties built before 1978? The answer appears to be “no”. The word unbundling means that rather than have the landlord pay for all utilities, the landlord separates them from the rent paid and may charge the tenant for each utility separately. Housing services can be parking, electric, gas, sewer, trash, water, etc. Another way of saying this is that the rent paid includes all utilities. My conclusion is based on talking with landlords as well as tenants as well as lawyers. I have also done some research online as well as read some of the laws involved. I am not a lawyer, nor is this legal advice. As is typical with anything, some landlords are doing things just because there’s no one to stop them from doing it or question it, even if it might be unlawful. In addition, I have talked with a few people with excellent arguments, but those arguments seem to be more based on opinion than on any actual law. I thought it was important to look at what housing services were bundled with the previous tenant, but I found that was not answering all my questions. But I was able to find laws that seem to apply to both the old tenant as well as a new tenant. I provide you with the local city laws that I base my opinion on, and you can come to your own conclusion. If you are a new tenant applicant trying to move into an older building, and if you have questions as to the unbundling of utilities, I would simply ask the landlord what law their actions are based on. Hope this helps a lot of tenants. Good luck. LAMC 151.02 Rent. “The consideration, including any bonus, benefits or gratuity, demanded or received by a landlord for or in connection with the use or occupancy of

residential real property, including, but not limited to, monies demanded or paid for the following: meals when required by the landlord as a condition of the tenancy; parking; furnishings; other housing services of any kind; subletting; or security deposits.” LAMC 151.02. Housing Services. “Services connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance, including painting. This term shall also include the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities.” (Amended by Ord. No. 154,808, Eff. 2/13/81.) From Google AI: “Yes, utilities are considered a core component of housing services. Agencies like the U.S. Department of Housing and Urban Development (HUD) and the Internal Revenue Service (IRS) classify basic services—such as electricity, water, gas, and trash collection—as fundamental housing expenses required to make a dwelling livable.” “In the Los Angeles Municipal Code (LAMC), rent is broadly defined as any consideration—including bonuses, benefits, gratuity, or received services—demanded or received by a landlord for the use or occupancy of a residential rental unit. This includes parking, furnishings, and all associated housing services.” “Under the Rent Stabilization Ordinance (LAMC Chapter XV), rent is more extensively defined to include not just the base monthly housing payment, but all connected privileges and services. Key components of this legal definition include: Included Services: Rent covers all "housing services, privileges, furnishings and facilities" supplied by the landlord, such as garage and parking facilities. Value Received: The definition is not limited to cash payments; it includes any "bonus, benefit, or gratuity" demanded or received from the tenant in connection with the unit. Covered Properties: This definition applies to all rental units, ranging from standard apartments and condominiums to mobile homes and rooms occupied for 30 or more consecutive days. Value Received: The definition is not limited to cash payments; it includes any "bonus, benefit, or gratuity" demanded or received from the tenant in connection with the unit. "

So I would conclude, absent separate meters for utilities (that might be another law governing that), that such services as gas, electric, water, trash, sewer, and parking have to be bundled into the rent amount agreed to. No separate charges outside of the rent agreement amount are allowed. This has been a discussion of statutory law, but it may be valuable to research case law on these issues.

For related examples, to show the city's inconsistencies, arbitrary, and discriminatory enforcement of, or lack thereof, of city policies. First, a few years back, the city passed the landlord-tenant anti-harassment law. A few years later, a newspaper report showed that the city government had received over 10,000 complaints of harassment. The investigation showed that only a handful of those complaints were referred to the city attorney's office or the police department. IMO this proves that the city had no intention of enforcing that law. Second, in 2022, the city government passed a building code requiring that, for those Wi-Fi-based door entry intercom systems installed, the building owner has to have an interface (or monitor) in each unit. Such a system was installed in my building in 2023. I have made monthly code enforcement and building department complaints on this, and now, four years later, none of the 18 units here have an interface in their unit. (accessibility requirement under building code “11B-708.4.2 Residential dwelling unit interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.”) “City code enforcement has refused to cite the owner of this property; such constitutes disability discrimination against myself by city government employees.” 11/11/2025 08:41 PM. Council File No: 25-0160-S93.

Regarding RUBS. City Housing documents state December 2025: “This report presents key policy recommendations for a proposed third-party billing ordinance designed to regulate RUBS practices citywide.” The word “proposed” IMO means there is no current law mandating RUBS. Further, Hall claims, “Approximately 19% of rental units subject to the City’s RSO are master-metered. For these properties, landlords have several options: ● Include utilities in their rent as part of the monthly rental. ● Charge a separate utility fee to tenants. ● Utilize a third-party billing company, such as a Ratio Utility Billing System (RUBS), to allocate costs for master-metered or other unmetered utility services.” IMO, it is important that Hall uses the word “options”; she does not say mandated and she does not say “by law”. Hall says, “Landlords may utilize third-party billing companies to separately bill each rental unit for any utility service.” IMO, Hall uses the word “may”, not “must”. IMO, tenants are not required to comply with RUBS. Hall claims state law “does not define whether utilities are considered part of rent, thereby allowing for the use of RUBS.” But she ignored the portion of LAMC that defines the utilities as part of the rent. Based on an eleven-page letter from LAHD General Manager Tiena Johnson Hall. 2025-12-29 . See Los Angeles City Council file no. 22-0178, publicly accessible.

Also seen at NEXTREQUEST LOS ANGELES [26-13828](#).

Geary Juan Johnson
1522 Hi Point St 9

Los Angeles CA. 90035

Phone 323-807-3099

On Saturday, July 18, 2026 at 11:12:24 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

KAREN BASS, MAYOR

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall
2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway
3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche, Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOske, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson,

Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriquez, Marqueece Harris-Dawson, Curren Price,Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian.

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. 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. (Source: Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, [201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012](#) (213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.

Reasonable housing accommodations have still not been provided.

The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.

I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked in stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalls available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government

Medical Condition Discrimination by owner and city government

Disability Discrimination by owner and city government

Retaliation by owner and city government

All rights reserved

Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099

[Skip to main content](#)

City of Los Angeles

 NextRequestRequest Visibility:  Published**Request 26-12147****Closed**

10 of 28 with filters active

Dates

Received

July 02, 2026 via web

Requester



Geary Juan Johnson



tainmount@sbcglobal.net



1522 Hi Point St 9, Los Angeles, CA, 90035



323-8073099



Self

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

Request

Let's address the disability and racial bias of the code enforcement department of the city of Los Angeles, Housing department.

City blocks public release of Mayor Karen Bass discrimination file.

Attach Code Violation Complaint 996664.

Word Count 914 . July 2 2026.

"The city government of Los Angeles is requested to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door, viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance. More specifically, I request that the city grant a reasonable modification to me, in it's policies and practices, as stated by the code enforcement inspectors, so that the owner of this property is cited with a notice to comply to address the intercom system and provide an indoor monitor or interface to my unit 9, order the owner to address the need for unit 9 door wheelchair height peephole, and order the owner to provide such unit door viewer, and site and order the owner to install in the parking lot a wheelchair accessible handicap parking stall for my use. The city code enforcement department is also asked to provide a reasonable modification and order that the owner shall supply such aforementioned services, in this city rent controlled building, without any additional fee or charge required by or billed to the tenant. The address here is 1522 Hi Point Street 90035 that receives government financial assistance.

The Department has stated that accessibility review is triggered only when a permit is issued or the Certificate of Occupancy changes, and that accessibility requirements are determined solely by the building's original construction in 1972.

Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions. My review of the California Building Code indicates that accessibility provisions expressly address additions and

alterations to existing buildings and define compliance based on the nature of the work performed, not solely on the building's original construction date. Likewise, if the Department concludes that the replacement of the building entry intercom system, the replacement of the apartment door viewer, or the resurfacing and restriping of the parking lot do not constitute alterations requiring accessibility review, please identify the code sections and factual findings supporting each determination.

Note: an existing wired resident intercom;
replacement with a digital Akuvox system;
elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.

That is **not** simply a repair. It is a functional redesign of the building's entrance communication system. (City council email June 30, 2026).

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC

§ 17920.3

Can I require disabled permit holders to pay for accessible parking?

No. Accessible parking spaces must be free and available to authorized disabled permit holders. Charging for accessible parking is illegal and constitutes discrimination under the ADA. **(Thomas Scott, city employee, is aware the owner is trying to charge me a fee to install an accessible parking stall.)**

Herein as told to city of Los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia
Mayor Karen Bass, Los Angeles

City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield,
Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica
Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr.,
Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez,
Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano

Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting

faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Geary J. Johnson July 2 2026. Word Count 914.

ACCESSIBLE PARKING REQUIRED

1109A.1 building code Los Angeles

Each parking facility provided for covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings shall provide accessible parking as required by this section.

ACCESSIBLE INTERCOM REQUIRED

Because compliance involves navigating both Chapter 11A (Housing Accessibility) and potentially Chapter 11B (Public/Common Use), working with a licensed, experienced professional installer is highly recommended.

ACCESSIBLE DOOR VIEWER REQUIRED

Yes, the Los Angeles Building Code (LAMC 91.6706) requires all residential entry doors to provide a view of the outside without opening the door. This can be met with a door viewer, view ports, or nearby windows. For sensory-accessible units, the viewer must allow a minimum 108-degree range of view.

My question is does the city clerk's office know what an accessible intercom system is? My question is does the city clerk's office know what an accessible door viewer is? My question is does the city clerk's office know what an accessible handicap parking stall is?

To whom it may concern:

The city CIVIL EQUITY AND DISCRIMINATIONS department IS FULL OF DOG MESS. I requested the file be released to the public through a record request and this was their response. Really what is the point of filing a complaint in the first place?. Please release the file to the Public so the public can understand the racism and corruption that exists in city government acting in concert with property owners. This is also emailed to the city attorney office. And if you maintain the matter is confidential, and there was no public hearing or record kept, then it cannot be used as evidence in a court of competent jurisdiction. A public hearing is requested.

Good afternoon,

"This email is in response to your request for records regarding the above-referenced matter. Please be advised that this record is exempt from disclosure under the official information privilege, pursuant to Government Code Section 7927.705 and Evidence Code Section 1040. Additionally, it is exempt under Government Code Section 7922.000, as the public interest in maintaining the confidentiality of complaints and investigations outweighs the public interest in disclosure. Furthermore, department policy dictates that complaints and investigations remain confidential until a Notice of Violation is filed, at which point certain information becomes public (Los Angeles Municipal Code, § 51.05)."

ON A RELATED MATTER.

If the following is true, considering this property, then Mayor Karen Bass needs to fire Javier. This building

* receives government funding, .

* has guest visitor parking stalls, so it does serve the public.

I note that code enforcement witnessed June 30 2026 that the property was altered because the tandem parking stall lines were altered.

I note that the City of Los Angeles building code has its own accessibility requirements, which perhaps Javier and Martinez are not versed in.

RESEARCH

There is no "grandfather clause" under the ADA for older buildings. Pre-1990 properties serving the public must remove architectural barriers if it is "readily achievable". If you renovate or alter an existing space, the updated areas and their paths of travel must be brought up to current accessibility standards.

The "Readily Achievable" Standard

Even if your building predates the ADA, business owners and property managers have an ongoing obligation to make existing facilities accessible. You are required to remove barriers if it is "easily accomplishable and able to be carried out without much difficulty or expense". Common, inexpensive updates include:

- Installing grab bars in restrooms
- Repainting accessible parking spaces
- Adding ADA-compliant signage
- Reconfiguring furniture or display racks to widen aisles [2, 4, 5, 6]

Rules for Alterations and Additions

Any time you perform structural repairs, renovations, or add on to an existing building, your legal obligations increase significantly:

- **Altered Elements:** Every altered element or space must comply with current construction standards.
- **Path of Travel:** If you alter a "primary function area" (e.g., a main office or dining room), you must also provide an accessible path of travel to that area, including accessible restrooms and drinking fountains. Under federal guidelines, the budget allocated for these path-of-travel upgrades is typically capped at 20% of the overall alteration cost. [1, 3, 7, 8, 9]

Exceptions for Qualified Historic Properties

If your building serves the public but is eligible for the National Register of Historic Places (or designated historic under state/local law), it is not completely exempt from the ADA. However, special historic exceptions apply:

- If full accessibility compliance would threaten or destroy the historic significance of the property, fewer requirements may apply.
- Alterations must still comply with historic design standards to the maximum extent feasible.
- These exceptions must be signed off by the State Historic Preservation Officer rather than determined by the building owner. [10, 11]

How Accessibility Rules Apply

While the ADA does not apply to private residential living spaces, it does cover public and common areas in privately owned buildings that are open to the general public (such as leasing offices, public restrooms, and visitor parking).

Local Compliance & Action Steps

[1] https://www.reddit.com/r/changemyview/comments/s9n1ko/cmv_requiring_old_buildings_to_accommodate/

[2] <https://www.partneresi.com/resources/articles/understanding-ada-requirements-for-historic-properties/>

- [3] <https://safepathproducts.com/what-does-ada-compliant-mean-older-buildings-vs-new-construction/>
- [4] <https://www.coreyandpartners.com/post/the-ada-grandfathering-myth-why-your-pre-1990-property-isn-t-exempt>
- [5] <https://www.dgs.ca.gov/en/CCDA/Resources/Page-Content/California-Commission-on-Disability-Access-Resources-List-Folder/ADA-Compliance---Existing-Facilities>
- [6] <https://carbonlg.com/ada-compliance-older-buildings-los-angeles/>
- [7] <https://www.access-board.gov/ada/guides/chapter-2-alterations-and-additions/>
- [8] <https://www.structuremag.org/article/ada-requirements-for-historic-properties/>
- [9] <https://adata.org/faq/what-are-ada-requirements-altering-facilities>
- [10] <https://dredf.org/understanding-how-the-ada-applies-to-historic-properties/>
- [11] <https://rockymountainada.org/topics/government/historic-exemptions>
- [12] <https://www.karlinlaw.com/blog/2024/11/ada-compliance-in-california-for-existing-buildings/>

TRANSCRIPT CALL TO CODE ENFORCEMENT LOS ANGELES.

Geary Johnson here, it's, uh, July 1, 2026. And at 7:48 p.m. I'm gonna leave a message for city code Enforcement Inspector.

Code enforcement Los Angeles: "I'm either away from my desk or on another line. Please leave a detailed message, your name, callback number, and most important, your case number, and now we'll return your call as soon as possible. Thank you very much, and have a good day."

Geary Johnson: Hi, this is Geary Johnson. This call is for Javier. Your number is 213-721-5832. And reference to the code enforcement complaint, and also, the inspection was, I believe, yesterday, and by Martinez, I believe. Your message left today says there's non conformity provisions of the ADA, due to the age of the building. However, you didn't mention the FHA, you didn't mention the city building codes, and you didn't mention the state building codes, and you also didn't mention, I believe, is (CBC) chapter 11 on additions and alterations. You didn't mention any of that, and any of the owner's obligations. I am requesting, I have requested in writing, due to my disability, that your department provide a reasonable modification in rules or practices, and request from the owner by code enforcement, the services that I requested, which is the wheelchair height door viewer, the lack of accessible intercom system the lack of indoor interface in my unit, and lack of accessible handicap parking stall. I'm asking the city for reasonable accommodation, in its rules and practices, or reasonable modification, so that I may have these housing services, and that the city will cite the owner. In addition, the parking lot striping was altered. Therefore, HUD, ADA, and city accessible requirements apply, the parking lot striping was altered. That is an alteration, which does apply. If you need access to the property, please contact the owner or resident manager, not me. Uh, complaint uh, 996364, 996 364. My phone number is 3238073099. do note that, uh, I think a couple years ago, they required the carbon dioxide detectors. And as you know, they were not required in 1972. So that is an alteration or addition to the property, so that invalidates everything you just left in your message that the property, (you said) it does not have to conform to the ADA. They definitely had to put in the carbon dioxide detectors, and that, of course, is a local building code requirement, I believe, and the things I've asked for in my complaints are also local building code requirements, and I've also asked for any issues that concern maintenance. I ask for that also in terms of general dilapidation, dilapidation. So all those are under your jurisdiction and the obligations of the owner of the property. Thank you very much. It is, uh, July 1st at 7.52 p.m. City voicemail. "Your recording has reached the maximum length. To replay your message. Press one. To delete and rerecord your message, press three. For delivery options, press four. To send a fax, press six, to cancel this message, press star. To send, your message has been sent. Thank you for calling. Goodbye."

There we go, Geary Johnson. We got it through. So what we're gonna do is, uh, transcribe this message, and, uh, send it out in an email. Okay? Bye bye.

Re property 1522 Hi Point Street Los Angeles CA. 90035

Voicemail from Javier

City code enforcement July 1 2026

At 8:50 a.m.

Good morning, Mr. Johnson. This is Javier from the Department of Housing and Co-en Enforcement. I'm calling it against the complaint you found, which is the current one, is 996364. This is regarding the ADA compliance. As the inspector who was there yesterday, he had confirmed you that that property has non-conforming rights when it comes to ADA. Essentially, meaning when that property was built, they do not have to conform to the rights to the ADA. However, I can give you the phone number to the Department of Rehabilitation. You can contact them. They can possibly contact management to make reasonable accommodations for you. Their phone number is (800) 884-1684. Again, this is the Department of Rehabilitation. Okay, the phone number again is (800) 884-1684. Thank you very much and have a good day.

[Show less](#)

Timeline

Documents

Request published

[Anyone with access to this request](#)

July 6, 2026, 11:43am by Staff

Request closed

[Anyone with access to this request](#)

As of this date, our office has determined that the Office of the City Clerk is not in possession of any documents or information relating to your request. Please be advised that this response does not include any records that may be in the custody of other City departments. **Each department in the City of Los Angeles maintains and is responsible for its own records.** This request with the Office of the City Clerk is considered closed.

For all other city department's records please go to their respective webpage and contact them directly or please contact 311 Call Center at 213-473-3231.

--

You may wish to contact the following City departments regarding the information that you are requesting:

Los Angeles Department of Building and Safety (LADBS):

Phone: (213) 482-6770

Internet: <https://dbs.lacity.gov/> or <https://dbs.lacity.gov/contact>

Email: ladbs.custodianofrecords@lacity.org and Records.LADBS@lacity.org.

Department on Disability:

Internet: <https://disability.lacity.gov/>

Telephone: (213) 202-2764

Thank you.

July 6, 2026, 11:43am by Staff

Department assignment

[Anyone with access to this request](#)

City Clerk

July 2, 2026, 9:32pm by the requester

Request opened

[Anyone with access to this request](#)

Request received via web

July 2, 2026, 9:32pm by the requester



Davey GJuanvaldez <hairylegs27@gmail.com>

Re: July 13, 2026. TENANT PARKING IN WRONG STALL. Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

2 messages

G Johnson <tainmount@sbcglobal.net>

Mon, Jul 13, 2026 at 8:50 PM

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

To: "alan.christensen@lacity.org" <alan.christensen@lacity.org>, "vasquezbrian79@gmail.com" <vasquezbrian79@gmail.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>, "vatche.kasumyan@lacity.org" <vatche.kasumyan@lacity.org>, "germain.mendoza@lacity.org" <germain.mendoza@lacity.org>, "steven.harrison@lacity.org" <steven.harrison@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "bob.blumenfield@lacity.org" <bob.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, "lahd.reap@lacity.org" <lahd.reap@lacity.org>, "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "dod.contact@lacity.org" <dod.contact@lacity.org>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, "aram.avedisian@lacity.org" <aram.avedisian@lacity.org>, "ERIC.BANE@LACITY.ORG" <eric.bane@lacity.org>, "doran.bobadilla@lacity.org" <doran.bobadilla@lacity.org>, "laura.zimmerman@lacity.org" <laura.zimmerman@lacity.org>, "grant.woods@lacity.org" <grant.woods@lacity.org>, "sewada.zadoorian@lacity.org" <sewada.zadoorian@lacity.org>, "jason.wilson@lacity.org" <jason.wilson@lacity.org>, "kelly.warner@lacity.org" <kelly.warner@lacity.org>, "mark.wang@lacity.org" <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, "fabian.gonzalez@lacity.org" <fabian.gonzalez@lacity.org>, "ramazanali.almasi@lacity.org" <ramazanali.almasi@lacity.org>, "kevin.brown@lacity.org" <kevin.brown@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "rene.flores@lacity.org" <rene.flores@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, "cynthia@powerpropertygrp.com" <cynthia@powerpropertygrp.com>, "phillip.munguia@lacity.org" <phillip.munguia@lacity.org>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>

Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "Son.Vuong@lacity.org" <son.vuong@lacity.org>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>

A History of Los Angeles Government Corruption

To whom it may concern

"Tenant #7 is still parked In the wrong parking stall, unless there was a reassignment, I do not know about. I'm also reporting

this because I do not want violence perpetrated on me because I'm parked in the wrong parking stall, because I believe number seven is parked in my stall number 8. This has been the third day I believe."

I don't want this to turn into another act of senseless violence from the property owner.

"Between 1877 and 1950, white mobs lynched approximately 4,000 African Americans in the South. Documented cases across the region represent a tool of racial terror intended to enforce white supremacy, with the highest numbers of lynchings occurring in Mississippi, Georgia, and Louisiana". (Source: Wikipedia).

This has been reported to property management by email and fax.

Mayor Karen Bass and staff are engaged in an unlawful and corrupt manner, making documents "confidential" that were previously already part of the Public Record.

Geary Juan Johnson

1522 Hi Point St 9
Los Angeles. CA. 90035

I am a Black Ham-Jew-Kushite, male, senior citizen with a disability.

Phone 323-807-3099

Reference:

California existing building code – appendix B supplementary accessibility require requirements for existing buildings and facilities.

About this appendix. Chapters 11 a and 11 B of the California building code contain provisions that set forth requirements for accessibility to buildings and their associated sites of facilities for people with physical disabilities appendix B was added to address accessibility construction for items that are not typically enforceable through the traditional building code enforcement process.

Section B103. Dwelling unit. Communication features B103. We're dwelling units and sleeping units are altered or added, they require requirements of section E1 04–2 of the California building code to apply only to the units being altered or added until the number of units with accessible communication features compliance with the minimum number required for a new construction.

CAPRI MADDOX

GENERAL MANAGER

CLAUDIA LUNA

ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES

CALIFORNIA

CIVIL + HUMAN RIGHTS

AND EQUITY DEPARTMENT

201 N. LOS ANGELES ST., SUITE 6

LOS ANGELES, CA 90012

(213) 978-1845

civilandhumanrights.lacity.org

KAREN BASS, MAYOR

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members

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Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano

Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

All rights reserved.



2026-7-13 Fax PPM on Car Stall 8.pdf
354K

Davey GJuanvaldez <hairylegs27@gmail.com>

Mon, Jul 13, 2026 at 10:36 PM

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

[Quoted text hidden]



2026-7-13 Fax PPM on Car Stall 8.pdf
354K

Fax To Hi Point 1522 Llc

Jul 9th, 2026 10:01am PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Repairs and Services Needed
Pages Sent	1 / 1
Transmission Time	44 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

Thu Jul 9th, 2026 10:01 AM Pacific Time

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: Repairs and Services Needed**Message:**

1. Still do not have an owner-supplied unit interface or indoor monitor to use the Akuvox system. Please install the interface today. 2. One of the kitchen sink drawers broke again. Please repair, as reported to the code violation department. 3. The unit door needs the wheelchair accessible door viewer. Also you need to provide a viewer where the occupant can see both ends of the hallway, as you installed in 2014 in all units except 5, 8, 9. This has been reported to code enforcement. 4. A handicapped parking stall nearest the rear building door is still requested. 5. There are vacant unassigned stalls in the parking lot. This has been reported to code enforcement. Unit 12 continues to park in stalls 15 as well as 16. Please verify the stall assignment and post in the common area. Unit 12 is illegally parked in stall 15, as I believe stall 16 is their assigned stall. You are allowing unit 12 to park in two tandem stalls, while denying full and equal same services to me and my roommate. This is a city rent controlled building under the authority of Mayor Karen Bass. I will be posting pictures of stalls 13-16 onto the city Internet site. 17. The bedroom closet sliding doors need the tracks to be replaced.

Sent with HumbleFax.com

Re: July 6 2026. Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

G Johnson <tainmount@sbcglobal.net>

Mon, Jul 6, 2026 at 11:04 PM

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

To: "alan.christensen@lacity.org" <alan.christensen@lacity.org>, "vasquezbrian79@gmail.com" <vasquezbrian79@gmail.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>, "vatche.kasumyan@lacity.org" <vatche.kasumyan@lacity.org>, "germain.mendoza@lacity.org" <germain.mendoza@lacity.org>, "steven.harrison@lacity.org" <steven.harrison@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "bob.blumenfield@lacity.org" <bob.blumenfield@lacity.org>, "contactcd4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, "lahd.reap@lacity.org" <lahd.reap@lacity.org>, "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "dod.contact@lacity.org" <dod.contact@lacity.org>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, "aram.avedisian@lacity.org" <aram.avedisian@lacity.org>, "ERIC.BANE@LACITY.ORG" <eric.bane@lacity.org>, "doran.bobadilla@lacity.org" <doran.bobadilla@lacity.org>, "laura.zimmerman@lacity.org" <laura.zimmerman@lacity.org>, "grant.woods@lacity.org" <grant.woods@lacity.org>, "sewada.zadoorian@lacity.org" <sewada.zadoorian@lacity.org>, "jason.wilson@lacity.org" <jason.wilson@lacity.org>, "kelly.warner@lacity.org" <kelly.warner@lacity.org>, "mark.wang@lacity.org" <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, "fabian.gonzalez@lacity.org" <fabian.gonzalez@lacity.org>, "ramazanali.almasi@lacity.org" <ramazanali.almasi@lacity.org>, "kevin.brown@lacity.org" <kevin.brown@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "rene.flores@lacity.org" <rene.flores@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, "cynthia@powerpropertygrp.com" <cynthia@powerpropertygrp.com>, "phillip.munguia@lacity.org" <phillip.munguia@lacity.org>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "Son.Vuong@lacity.org" <son.vuong@lacity.org>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>

Note: This communication copy may occur under City NextRequest 26-12356.

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

July 6 2026

Hi Point 1522 LLC
C/O 8885 Venice Blvd 205
Los Angeles. CA. 90035
Attention Thomas Khammar and Benjamin Renkainen

CRD case number _____
 HUD number _____

BY US Mail, Facsimile, Email

RE: Notice of Formal Continued Request for Reasonable Accommodations and Under the Fair Housing Act and California FEHA

Unpermitted or non-compliant Chapter 11B common area alterations executed in 2014, 2023, and 2026.

"In June 2026, a total interior demolition, structural wall modification, plumbing, and electrical overhaul was performed on Unit [X] without required permits. Additionally, in June 2026, the building parking lot was unpermittedly resurfaced and restriped, intentionally omitting mandatory disabled parking spaces. In 2023, a building-wide common electrical intercom system was installed without electrical permits, reducing building safety and accessibility."

*Review by a senior inspector is requested.
 This building receives government financial assistance.*

Dear **Hi Point 1522 LLC**

I am writing to formally request reasonable accommodations to ensure equal opportunity to use and enjoy my dwelling. These requests are made pursuant to the Federal Fair Housing Act (FHA) (42 U.S.C. §§ 3601-3619) and the California Fair Employment and Housing Act (FEHA) (Cal. Gov. Code §§ 12926, 12927, 12955). [5]

As a tenant with a physical disability that limits my mobility, I require the following adjustments to my housing arrangement:

1. Reasonable Accommodation: Assignment of the Parking Stall Closest to My Unit

- **The Request:** I request that an accessible parking stall located closest to the rear of the building which is the most accessible location, be permanently assigned to me.
- **Justification:** Per our active residential rental agreement, management retains the explicit authority to change parking stall assignments. Furthermore, the rental agreement provides no authority to impose parking fees or surcharges (whether for single, tandem, or any other layout). Parking has historically been included in the rent since 1972, and no tenant currently pays a fee. I asked you to verify this in December 2025, and there has been no response from you for five months so it is presumed to be correct that there is no separate fee, or any fee for parking, nor is any tenant paying \$150 per month for parking. Nor is there an authorized separate application for parking. Physical evidence proves there are unassigned parking stalls. Physical evidence proves there are quest parking stalls.
- **Feasibility:** The property currently has 27 stalls for 18 residents, but about 10 are currently vacant stalls (including three tandem stalls) including the fact five tenants do not own cars at all. Granting this request involves a simple administrative reassignment of an unoccupied space, posing zero financial or administrative burden to operations. Under HUD and [California Civil Rights Department](#) guidelines, a housing provider cannot impose a fee (such as the unwritten \$50 or \$150 fee mentioned verbally) as a condition for granting a reasonable parking accommodation. [6, 7, 8, 9]

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- **The Request:** I request that a secondary unit door peephole viewer be installed at an accessible wheelchair height.
- **Justification:** I note that in December 2025, management replaced my door viewer as part of standard, rent-inclusive maintenance at no separate charge. Because door maintenance is an established necessity provided under the lease, and because unit door viewer is a city accessibility building code requirement, adjusting the height of this mechanism to accommodate a disability must be handled without any extra charge or rental penalty.
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3. Reasonable Accommodation: Accessible Intercom Unit Interface/Monitor Upgrade

- **The Request:** I request an upgrade or replacement of the old interior intercom monitor currently installed in my unit to ensure it is fully operational and accessible.
- **Justification:** Management recently replaced the outdoor community intercom infrastructure as part of routine property maintenance at no separate cost to the tenants. To ensure equal access to the building's security features, the corresponding indoor interface must also be made fully functional for my accessibility needs without an added monthly or activation fee or need for tenant to supply connecting equipment. Because an intercom system is an established accessible necessity provided under the lease, and because the intercom system is a city accessibility building code requirement, providing the interface mechanism to accommodate a disability must be handled without any extra charge or rental penalty.
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Legal Summary Regarding Fees

Under both federal and state civil rights laws, a housing provider is strictly prohibited from charging "accommodation fees," demanding specialized deposits, or increasing rent to grant a disability-related request. Charging a disabled tenant for parking or building infrastructure while non-disabled tenants receive those same amenities free of charge constitutes unlawful housing discrimination.

Additional notes

In 2014 you installed new parking lot building lights and installed a new parking lot gate. These are considered major alterations to the building. The owner applied to the City Capital Improvements program to be reimbursed for the repairs. Those repairs concern the same parking lot and the same intercom system that is still in place now, with the addition of the Akuvox system. My point is that the fee for parking and the fee alleged for the intercom interface for each unit, could possibly fall under Capital Improvements. The point is that when the new intercom was installed in 2014, there was no additional charge to tenants. At that time the door pad key entry system you claimed was installed. Again you installed the Akuvox system in 2023 which requires an indoor monitor. There was no announced charge for the Akuvox and as far as I know the inside unit interface for the 2014 intercom system remained in place but not connected to Akuvox.

The Capital Improvements application in 2014-2015 included a new gate charge installation of \$12,450.00; Lights \$1920 and install key pads \$960.00 for use of the entire common area building and tenants. That resulted in tenants paying \$17.08 for five years, which amounted to IMO about 50% of the total amount claimed. I think this may be the only option for you to claim fees for door viewer, intercom interface, and parking will be to go thru the Capital Improvements city program. Rather than you receive over \$150 per month from each tenant, for example, the City could grant you \$17.08 per month from each tenant.

Please provide your written response to these requests within **five days**.

Thank you for your prompt attention to this matter and for helping ensure my housing remains safe and accessible.

Sincerely,

Geary J. Johnson
[1522 Hi Point St 9](#)
[Los Angeles, CA. 90035](#)
323-807-3099

Compliance Notes for City Code enforcement

Effective March 15, 2012, all newly constructed or altered commercial and public facilities in Los Angeles must comply with the federal **2010 ADA Standards for Accessible Design**. Additionally, all renovations are governed by the accessibility provisions in Chapter 11 of the **California Building Code (CBC)**.

Key requirements mandated for building permits filed on or after this date include:

- **Path of Travel:** Clear paths connecting to public sidewalks, transit stops, and parking, with alterations triggering upgrades to elements like primary entrances and restrooms. [1, 2]
- **Accessible Parking:** Designated spaces near entrances with compliant slope (<2%) and appropriate van-accessible aisle widths. [1, 2]

- **Interior Navigation:** Doors requiring a minimum 32-inch clear opening, hallways at least 36 inches wide, and wheelchair turning spaces. [1, 2]
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- **Communication & Safety:** Visual/audible fire alarms and Braille signage near doorways and elevators. [1, 2]

The **non-conforming status disappears for common areas whenever alterations are performed**. Under the **Los Angeles Building Code (LABC)** and CBC Chapter 11B, any physical alterations, modifications, or systems upgrades made to common areas from 2014 onward **must comply with modern accessibility standards for those specific elements**.

You said: Private residential 18 units built 1972. In 2014 property received major renovations demolition, electrical and plumbing to fifteen units, new intercom system common area and connected monitor to 15 units only, parking lot altered with installation of electric entry gate. There is also guest parking stalls in the parking lot. The parking lot was resurfaced and stall lines altered in June 2026. I am the tenant. However the city code enforcement said that the property owner has "non-conforming rights when it comes to ADA." I am concerned with ADA requirements but primarily Los Angeles Building code accessibility requirements for the 2014 forward alterations. The owner also installed again a new common area intercom system in 2023 but did not supply connecting monitors in the 18 units.

The City Code Enforcement officer is technically correct that the property owner holds "**non-conforming rights**" **regarding the federal ADA and California Building Code (CBC) Chapter 11A inside the apartment units**. Because the building was constructed in 1972, it predates federal ADA Title III (1990) and California's multifamily housing standards (1991). [1, 2]

However, **this non-conforming status disappears for common areas whenever alterations are performed**. Under the **Los Angeles Building Code (LABC)** and CBC Chapter 11B, any physical alterations, modifications, or systems upgrades made to common areas from 2014 onward **must comply with modern accessibility standards for those specific elements**.

The specific code violations and trigger requirements based on the history of this property are outlined below.

1. The Intercom System Upgrades (2014 and 2023)

When the landlord replaced the common area intercom system in 2014 and again in 2023, the code required the updated system to match modern accessibility standards. [1]

- **The 2014 Monitor Omission:** Providing connecting monitors to only 15 out of 18 units is a direct violation of equal access provisions. Even if the three excluded units were not physically renovated inside, a common building utility upgrade must serve all tenants equally.
- **The 2023 System Upgrade:** By installing a completely new common area entry system in 2023 without providing connecting monitors inside *any* of the 18 units, the landlord may have **decreased the existing level of building accessibility** for the 15 units that previously had them. The code strictly prohibits any alteration that reduces accessibility below what was previously provided. [1]
- **Technical Requirements:** The outdoor entry intercom panel must comply with **CBC Chapter 11B** reach-range specifications. The operable buttons or touchscreens must be located between **15 inches and 48 inches** above the finished floor, and the system must provide both visual and audible cues for communication.

2. Parking Lot Alterations & The Electric Entry Gate (2014)

When the parking lot layout was altered and an electric entry gate was installed in 2014, the scope of work triggered standard "**Path of Travel**" **upgrade mandates**. [1]

- **The Entry Gate:** If the electric entry gate requires an access card, key, or code panel, that mechanism must sit within the 15-to-48-inch reach range. Furthermore, if it blocks a pedestrian path, a separate, compliant accessible pedestrian gate must be provided.
- **Path of Travel Trigger:** Under **LABC Section 11B-202.4**, when an owner alters an area (like a parking lot), they are legally required to spend up to **20% of their construction budget** to upgrade the "path of

travel" leading to that altered area if it isn't already compliant. This means the 2014 parking work should have triggered retrofits to the walkways leading from the parking lot into the building entrances.

- Note: walkways were not retrofitted by the owner nor was it cited by the city at the time.

3. Parking Resurfacing and Restriping (June 2026)

Resurfacing a parking lot and altering stall lines is legally classified as an alteration, not routine maintenance.

- **The Accessible Stall Mandate:** For an 18-unit residential lot with guest parking, the restriping project in June 2026 **was legally required to include at least one fully compliant, van-accessible parking space.**
- **Technical Requirements:** The designated accessible stall must be a minimum of 9 feet wide (or 12 feet wide for a van) and paired with an **8-foot-wide painted load aisle**. The entire stall and loading area must feature a flat slope of **less than 2%** in all directions, include an upright "Minimum Fine \$250" sign, and have the pavement painted with the blue International Symbol of Accessibility. [1]

4. The 2014 Unit Renovations (15 Units)

Because the building is privately funded and built before 1991, the interior spaces of the apartments hold strict non-conforming status. [1, 2]

- **Inside the Units: CBC Chapter 11A** (which governs multifamily adaptability) and **Chapter 11B** (public access) **do not retroactively apply inside existing private apartments** during a standard layout renovation.
- **The Catch:** While the landlord did not have to make the inside of those 15 apartments wheelchair-accessible, the "Path of Travel" law dictates that the major cost of the demolition, plumbing, and electrical work inside those units **should have triggered a 20% budget allocation to fix common area access barriers**—such as building entrance steps, un-sloped walkways, or the common intercom system.

Note: No building entry accessible steps were built, and the common intercom system access was not installed to three units.

5. The 2026 Unpermitted Unit Demolition and Remodel

A complete structural, plumbing, and electrical demolition of an interior apartment unit strictly requires structural, electrical, and plumbing permits from LADBS. [1, 2, 3]

- **The Unpermitted Trigger:** Because this work was done in 2026, it is governed by the **2022 California Building Code (CBC)** and **2023 Los Angeles Building Code**.
- **Accessibility Enforcement:** While the inside of a 1972 unit remains privately non-conforming, performing a massive, unpermitted remodel gives the city the right to issue a **Notice to Comply** or a **Stop Work Order**. To legalize the unit, the landlord will be forced to pull retroactive permits. [1, 2]



Hidden Dangers of Buying Homes with Unpermitted ADUs in SoCal

Thinking of buying in Southern California? Learn the risks of unpermitted ADUs, including fines, insurance issue...

- **The 20% Path of Travel Penalty:** To clear a retroactive permit for a major unit remodel, LADBS will enforce **CBC Section 11B-202.4**. The landlord will be legally forced to calculate the valuation of that 2026 remodel and spend up to **20% of that cost to fix common area accessibility barriers**—including adding the missing accessible parking space and correcting the intercom system.
-

6. The 2023 Unpermitted Intercom System

Replacing a building-wide communication system requires an electrical permit in Los Angeles.

- **The Violation:** By doing this unpermitted, the landlord illegally stripped away the functional indoor intercom monitors that 15 units previously possessed. Under **CBC Section 11B-202.2.1**, *"An alteration shall not decrease or have the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction."*
- **The Consequence:** The landlord can be cited for an unpermitted electrical system and ordered to restore equivalent accessibility to the units.

Note: This communication copy may occur under City NextRequest 26-12356.

CAPRI MADDOX

GENERAL MANAGER

CLAUDIA LUNA

ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES

CALIFORNIA

CIVIL + HUMAN RIGHTS

AND EQUITY DEPARTMENT

201 N. LOS ANGELES ST., SUITE 6

LOS ANGELES, CA 90012

(213) 978-1845

civilandhumanrights.lacity.org

KAREN BASS

MAYOR

The Housing Services Requested are Needed Today

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3. CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield,
Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica
Rodriquez, Marqueece Harris-Dawson, Curren Price, Jr.,
Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez,
Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent
Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,
Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano
Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

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When the parking lot layout was altered and an electric entry gate was installed in 2014, the scope of work triggered standard **"Path of Travel" upgrade mandates**. [1]

- **The Entry Gate:** If the electric entry gate requires an access card, key, or code panel, that mechanism must sit within the 15-to-48-inch reach range. Furthermore, if it blocks a pedestrian path, a separate, compliant accessible pedestrian gate must be provided.
- **Path of Travel Trigger:** Under **LABC Section 11B-202.4**, when an owner alters an area (like a parking lot), they are legally required to spend up to **20% of their construction budget** to upgrade the "path of travel" leading to that altered area if it isn't already compliant. This means the 2014 parking work should have triggered retrofits to the walkways leading from the parking lot into the building entrances.
-
- Note: walkways were not retrofitted by the owner nor was it cited by the city at the time.

3. Parking Resurfacing and Restriping (June 2026)

Resurfacing a parking lot and altering stall lines is legally classified as an alteration, not routine maintenance.

- **The Accessible Stall Mandate:** For an 18-unit residential lot with guest parking, the restriping project in June 2026 **was legally required to include at least one fully compliant, van-accessible parking space.**
- **Technical Requirements:** The designated accessible stall must be a minimum of 9 feet wide (or 12 feet wide for a van) and paired with an **8-foot-wide painted load aisle.** The entire stall and loading area must feature a flat slope of **less than 2%** in all directions, include an upright "Minimum Fine \$250" sign, and have the pavement painted with the blue International Symbol of Accessibility. [1]

4. The 2014 Unit Renovations (15 Units)

Because the building is privately funded and built before 1991, the interior spaces of the apartments hold strict non-conforming status. [1, 2]

- **Inside the Units: CBC Chapter 11A** (which governs multifamily adaptability) and **Chapter 11B** (public access) **do not retroactively apply inside existing private apartments** during a standard layout renovation.
- **The Catch:** While the landlord did not have to make the inside of those 15 apartments wheelchair-accessible, the "Path of Travel" law dictates that the major cost of the demolition, plumbing, and electrical work inside those units **should have triggered a 20% budget allocation to fix common area access barriers**—such as building entrance steps, un-sloped walkways, or the common intercom system.

Note: No building entry accessible steps were built, and the common intercom system access was not installed to three units.

5. The 2026 Unpermitted Unit Demolition and Remodel

A complete structural, plumbing, and electrical demolition of an interior apartment unit strictly requires structural, electrical, and plumbing permits from LADBS. [1, 2, 3]

- **The Unpermitted Trigger:** Because this work was done in 2026, it is governed by the **2022 California Building Code (CBC)** and **2023 Los Angeles Building Code**.
- **Accessibility Enforcement:** While the inside of a 1972 unit remains privately non-conforming, performing a massive, unpermitted remodel gives the city the right to issue a **Notice to Comply** or a **Stop Work Order**. To legalize the unit, the landlord will be forced to pull retroactive permits. [1, 2]
- **The 20% Path of Travel Penalty:** To clear a retroactive permit for a major unit remodel, LADBS will enforce **CBC Section 11B-202.4**. The landlord will be legally forced to calculate the valuation of that 2026 remodel and spend up to **20% of that cost to fix common area accessibility barriers**—including adding the missing accessible parking space and correcting the intercom system.

•

6. The 2023 Unpermitted Intercom System

Replacing a building-wide communication system requires an electrical permit in Los Angeles.

- **The Violation:** By doing this unpermitted, the landlord illegally stripped away the functional indoor intercom monitors that 15 units previously possessed. Under **CBC Section 11B-202.2.1**, *"An alteration shall not decrease or have the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction."*
- **The Consequence:** The landlord can be cited for an unpermitted electrical system and ordered to restore equivalent accessibility to the units.

Note: This communication copy may occur under City NextRequest 26-12356.

Re: July 5 2026. REVISION ON CASE CLOSURE .UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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; 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; thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Sunday, July 5, 2026 at 10:50 AM PDT

That amounts to denial of due process as well as government, corruption, and misuse of federal funds. That should be public information since this business entity deals with the public. Nevertheless, I was not given information to rebut the position of the property owner Hi Point 1522 LLC. In that way I was denied administrative due process by a city government agency receiving federal funds.

"no privilege may be claimed under this paragraph if any person authorized to do so has consented that the information be disclosed in the proceeding"

I HEREBY CONSENT THAT THIS INFORMATION BE DISCLOSED.

I HEREBY CONSENT THAT THE CASE INFORMATION BE DISCLOSED. Cases DIS0002519, DISINV0001225.

I note that the case closure letter of Thomas Scott says "issues related to parking, the building intercom system, and access to your unit." I do not believe "access" to the unit was a part of the complaint I submitted, so that would be an incorrect statement by the City.

July 5 2026

(Revised from July 4 2026 email)

CAPRI MADDOX

GENERAL MANAGER

CLAUDIA LUNA

ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES

CALIFORNIA

CIVIL + HUMAN RIGHTS

AND EQUITY DEPARTMENT

201 N. LOS ANGELES ST., SUITE 6

LOS ANGELES, CA 90012

(213) 978-1845

civilandhumanrights.lacity.org

(VIA EMAIL)

Re

DIS0002519

DISINV0001225

To whom it may concern:

This communication is a revision on the following grounds:

1. The phrase by me is corrected as underlined If this case is about the denial of housing services concerning handicap parking stall, accessible unit intercom interface, and wheelchair height accessible unit door viewer, then in terms of medical condition I was not questioned about any of that from the so-called interviewer of the city government.
2. The notice of case closure names the complaint as against Power Property Management Inc. ("PPM") . PPM is not the owner of the property, but the designated owner. The original complaint to the city department names Hi Point 1522 LLC.
3. I have asked the Thomas Scott to explain why there are two case numbers DIS0002519 and DISINV0001225.
4. The civil rights department and the Mayor Karen Bass have engaged in a corrupt, secretive, back door deal with the landlord and HUD, as regards the case closure decision.
5. The mention of "medical condition" was the subject of a previous court case against the City government; the mention of my "medical condition" has been the subject of numerous city agenda City of Los Angeles postings. My medical condition is public information.
6. I request that the General Manager Capri Maddox reconsider the matter and reconvene and hold a public hearing on the matter and allow me full and impartial hearing and access to all information and witnesses, such information previously denied by the city government of this matter.
7. The information I have requested to be released is in the public interest because much of it has already been released to the Public, and by the City clerk office.
8. The evidence code states: "1040. (a) As used in this section, "official information" means information acquired in confidence by a public employee in the course of his or her duty and not open, or officially disclosed, to the public prior to the time the claim of privilege is made." Your decision of case closure is vague and lacking in specificity in that it does not specify which "information acquired in confidence by a public employee in the course of his or her duty and not open, or officially disclosed, to the public prior to the time the claim of privilege is made; much of the information forwarded to you by me had already been made public before the complaint was filed with your department. The City needs to break down each document by title, and each witness/party by title, and indicate has that information or person previously

been the subject of a city public record.

9. I remind the city of the issues before the department. I note also these are legally required by the city building code as "accessibility" building mandates. (1) Accessible wheelchair height unit door viewer, (2) accessible unit intercom interface or monitor, (3) accessible handicapped parking stall. It is also an issue before you as seen in Public Documents that the owner has tried to charge me a fee or charge for providing reasonable accommodations, such fee is prohibited by HUD and FHA regulations. I do not see any of this discussion in your notice of case closure.

10. Your decision effectively denies me these housing services. Your decision effectively does not comply with the city duty to supply accessible housing services. Your decision effectively does not comply with your duty not to engage in discrimination because of my disability.

11. Your department process and decision is discrimination against me because I am a Black male, with a disability and medical condition who has opposed unlawful discrimination practices by the City government of Los Angeles, including but not limited to complaints to the Housing Department and code enforcement departments.

12. I have been denied fair and impartial treatment.

[ORIGINAL TEXT July 4 2026]

The city government letter of May 22 closing this case matter and the refusal of the city government to release copies of the file documents, is not acceptable as a resolution to the matter at hand.

Your letter closing the case and your letter refusing to release copies of the case, is vague and lacking specificity, and doesnot comply with the applicable laws.

In order to claim privilege, you have to specifically list each document by name and date and author, and then you also have to state which part of the law you are applying to your refusal to release the copies. It appears you have indicated that there are numerous city employees, whether, local state or federal and you also implicate the city housing department as well as HUD and section 8 employees and officials. Numerous documents that were turned over to you by myself as the author are not subject to privilege because they had already been claimed as public document released to the public by the city clerks office, therefore they are not entitled to privilege or to confidentiality. Some of the documents released to you may have also been released in previous as you mentioned court cases with the city attorneys office release those documents or mention of them to the public.

Unlawful discrimination is in the public interest, and you have not given any grounds why any part of this case file should not be released to the public. You also have refused to release the documents and redact the portion you feel are subject to privilege or privacy, and release all other parts or documents that are not subject to privilege or privacy. You like to mention very

quickly litigation and you should know because you've been sued at least twice by myself for housing discrimination and you've also been sued by other parties for housing discrimination so the city is not interested in saving taxpayers money by solving housing problems, the city's only purpose is to continue to use taxpayers money to deny housing services to Blacks and Latinos, a pattern and practice that is evidenced by the numerous lawsuits of that nature against the city government and against Mayor Karen Bass. Many of the persons that you allude to in your complaint closure have already been named in numerous city council agenda items, and also named in exhibits filed by city government employees. If, for example, the HUD and section 8 are mentioned in this complaint, that information is already public information on the Internet, so it's not entitled to privacy or confidentiality. The owner of the property in question is supposedly serving the public and yet if the public questions any type of activity that they feel is wrongful of this property owner that you provide government assistance, the government is gonna shelve that complaint and claim confidentiality and privacy. This is just another sham job on the part of the city government.

This complaint process stems from the fact that the investigator on behalf of Mayor Karen Bass, did not engage in the McDonnell Douglas requirements for discrimination cases. Basically McDonnell Douglas requires that the complaint is filed, the respondent is questioned and then the claimant is allowed to review and respond to the position of the respondent. None of that happened in this case. There were no questions posed to me as to my medical condition, and there were no evidence given to me that the respondent had given a legitimate business reason for their actions. If this case is about the denial of housing services concerning handicap parking stall, accessible unit intercom interface, and wheelchair height accessible unit door viewer, then in terms of medical condition I was not questioned about any of that from the so-called interviewer of the city government. That amount to denial of due process as well as government, corruption, and misuse of federal funds. That should be public information since this business entity deals with the public. Nevertheless, I was not given information to rebut the position of the property owner Hi Point 1522 LLC. In that way I was denied administrative due process by a city government agency receiving federal funds.

You claim in your letter of closure: " As part of the Department's review and investigation into the allegations, the assigned investigator reviewed the information and correspondence you provided, communicated with Power Property Management, conducted interviews, reviewed relevant correspondence from management, and reviewed the documentation related to the Los Angeles Housing Department's site visit of the complaint address to better understand the concerns raised." So that is seemingly a lot that occurred, but I am not given the privilege of questioning it. You claim you communicated with Power Property Management, but you did not share that information with me; you claim you conducted interviews, but you did not share that information with me; you claim your reviewed relevant documentation related to the Los Angeles housing department site visit, but you did not share that information with me. So in other words, you did not enable me to engage in a rebuttal or response to the information from all of those parties that you claimed to have interviewed. That denies me due process. If this matter did go to court, the court would most likely order you to provide all that information to the court, and to me, and then that whole process would be questioned by the court to examine why due process was denied to me. Obviously it was denied to me for purposes up racial discrimination, disability discrimination, and medical condition discrimination. You claim that you did not find any evidence of medical condition discrimination, yet yet it does not appear that you questioned me as to what my medical condition was or how that information was communicated to the Property owner. You also did establish what disability information was communicated to you and why you separated the disability information from the medical condition information being that disability comes from a medical condition. See if you knew you weren't going to investigate medical condition information in the first place because you feel you didn't have jurisdiction over disability, then why did you supposedly engage in so much interviewing and reviewing documents when you knew from the beginning that you didn't have jurisdiction? That does seem to be a mystery. Now you want to claim privilege over documents

regarding disability and at the same time claim that you had no jurisdiction to investigate disability in the first place, so that's the reason why you're trying to claim privilege over documents which are related to something that you claim you had no jurisdiction over. That makes utterly no sense. You claim you had no jurisdiction to investigate a disability claim, you claimed there was no evidence of a medical condition claim, so therefore you cannot claim privilege or privacy of information that was related to something that you claim you had no jurisdiction over. Please release the copy of the files as I have requested and for any portions that you feel are entitled to privilege or privacy please redact those portions and explain each reduction that you have made with the alleged government authority; please do sell with each document in your possession or each interview in your possession or any other information that is tangible to figure out whether it should be redacted or not. If you have names of people you interviewed and they are government officials, they are not entitled to privacy or redaction of their names.

1. Plaintiff's Prima Facie case
2. Employer's Legitimate, Nondiscriminatory Reason
3. 3. Plaintiff's Proof of Pretext

If the employer provides a valid justification, the burden shifts back to the plaintiff. To win, the employee must prove that the employer's stated reason is false—in other words, that it is a pretext for discrimination. The employee can establish this by showing the employer's explanation lacks factual backing, violates company policies, or that the real motivation was inherently discriminatory.

My prime facing case was established by the filing of the complaint and by your investigation of the complaint. You accepted that my complaint was about medical condition discrimination.

The housing provider definitely had information about my medical condition, but that would've been based on my ailments and disabilities. Even if the housing provider did not have direct information of my medical ailment or condition, they certainly would have inferred it from the information on my disability. This is clear cut. The medical condition cannot be separated from the disability. What is the housing providers non-discriminatory reason for their denial of housing services? Probably the most prominent reason they have given is because I refuse to pay for the requested reasonable housing accommodations. As your department should know that reason and itself is discriminatory. Trying to charge someone for any of the housing services I'm requesting is considered to be discrimination. There is no legitimate reason that the housing provider can claim that he can claim that he is not a discriminating against me. The discrimination is in his actions repeatedly over and over and over again. The property owner, as told to your department, takes in over \$37,000 a month in rents and that is public information. He is not suffering a financial burden.

The motivation of the housing provider is inherently discriminatory. That evidence has been given to the city of Los Angeles, civil rights and equity department. The city government is intent on ignoring that evidence. Whether it is medical condition discrimination, or whether it is disability discrimination, the property owner has not mounted a legitimate business reason for their denial of reasonable housing accommodations. If the city government has evidence of an legitimate business reason, then let the city government release that information to the public. Not just the conclusions, release the evidence.

The city government refusal to participate in the McDonnell Douglas, balancing provision, and refusal to allow me to respond to or rebut the position of the property owner, amounts to government racial and disability discrimination that the public needs to know about.

“Yes, courts routinely use the McDonnell Douglas burden-shifting framework in medical condition and disability discrimination cases, such as those brought under the Americans with Disabilities Act (ADA) or state equivalents like California’s FEHA.”

“This email is in response to your request for records regarding the above-referenced matter. Please be advised that this record is exempt from disclosure under the official information privilege, pursuant to Government Code Section 7927.705 and Evidence Code Section 1040. Additionally, it is exempt under Government Code Section 7922.000, as the public interest in maintaining the confidentiality of complaints and investigations outweighs the public interest in disclosure. Furthermore, department policy dictates that complaints and investigations remain confidential until a Notice of Violation is filed, at which point certain information becomes public (Los Angeles Municipal Code, § 51.05). July 1, 2026. Public Records Request, Case No. DISINV0001225.”

My research

ARTICLE 1. Justification for Withholding of Record [7922.000- 7922.000.] (Article 1 added by Stats. 2021, Ch. 614, Sec. 2.)

7922.000.

An agency shall justify withholding any record by demonstrating that the record in question is exempt under express provisions of this division, or that on the facts of the particular case the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record.

Evidence code

1040. (a) As used in this section, “official information” means information acquired in confidence by a public employee in the course of his or her duty and not open, or officially disclosed, to the public prior to the time the claim of privilege is made.

(b) A public entity has a privilege to refuse to disclose official information, and to prevent another from disclosing official information, if the privilege is claimed by a person authorized by the public entity to do so and either of the following apply:

(1) Disclosure is forbidden by an act of the Congress of the United States or a statute of this state.

(2) Disclosure of the information is against the public interest because there is a necessity for preserving the confidentiality of the information that outweighs the necessity for disclosure in the interest of justice; but no privilege may be claimed under this paragraph if any person authorized to do so has consented that the information be disclosed in the proceeding. In determining whether disclosure of the information is against the public interest, the interest of the public entity as a party in the outcome of the proceeding may not be considered.

(c) Notwithstanding any other law, the Employment Development Department shall disclose to law enforcement agencies, in accordance with subdivision (i) of Section 1095 of the Unemployment Insurance Code, information in its possession relating to any person if an arrest warrant has been issued for the person for commission of a felony.

(Amended by Stats. 2015, Ch. 20, Sec. 1. (SB 79) Effective June 24, 2015.)

CHAPTER 13. Private Records, Privileged Materials, and Other Records Protected by Law From Disclosure [7927.700 - 7927.710] (Chapter 13 added by Stats. 2021, Ch. 614, Sec. 2.)

7927.705.

Except as provided in Sections 7924.510, 7924.700, and 7929.610, this division does not require disclosure of records, the disclosure of which is exempted or prohibited pursuant to federal or state law, including, but not limited to, provisions of the Evidence Code relating to privilege.

SEC. 51.05. ENFORCEMENT.

(Amended by Ord. No. 187,032, Eff. 6/14/21.)

A. Reporting Violations. Any person whose rights, granted or protected by this article, have been violated, even if that person's only injury is the deprivation of that right granted or protected without physical or monetary damages, may report a complaint to the General Manager. The General Manager shall encourage reporting pursuant to this article by keeping confidential, to the extent permitted by law, the name and other identifying information of the Complainant. With the authorization of the Complainant, the General Manager may disclose the Complainant's name and identifying information as necessary to conduct investigations under this article or for other appropriate purposes. The General Manager shall disclose the name and identifying information of the Complainant at the time the General Manager issues a notice of violation to the Respondent.

B. Investigation. The General Manager shall be responsible for investigating violations of this article. A Respondent shall cooperate fully in any investigation by the General Manager. The General Manager shall have access to the Respondent's business sites, housing locations, and places of labor subject to this ordinance during business hours to inspect books and records, and to interview any relevant witnesses. Respondents shall provide the General Manager with their legal name, address, and telephone number in writing. The General Manager may request the Commission to subpoena witnesses, compel their attendance and testimony, and require by subpoena the production of any books, papers, records or other items relevant to inquiries, investigations, and enforcement actions under this article.

C. Settlement. The General Manager shall have the authority, at any time, to enter into a settlement agreement with a Respondent. The General Manager shall present any settlement agreement to the Commission for approval, which shall have the authority only to approve or disapprove the agreement. A settlement disapproved by the Commission shall be remanded to the General Manager, who shall resume enforcement authority over the matter, including the authority to present a new settlement to the Commission.

D. Determination. Whenever the General Manager finds that a violation of Section 51.03 or Section 51.04 has occurred, the General Manager shall publicly issue a notice of violation, which shall, in addition to describing the violation, impose administrative penalties, Compensatory Penalties, if any, and corrective actions, if any, consistent with Section 51.07. The General Manager shall serve the notice of violation, by First Class mail, on the respective Complainant and Respondent. The date of service shall be the date of the postmark on the mailing.

CAPRI MADDOX
GENERAL MANAGER
CLAUDIA LUNA
ASSISTANT GENERAL MANAGER
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201 N. LOS ANGELES ST., SUITE 6
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(213) 978-1845
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KAREN BASS
MAYOR

The Housing Services Requested are Needed Today

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield,
Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica

Rodriquez, Marqueece Harris-Dawson, Curren Price,Jr.,

Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez,

Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano

Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

**This information may appear
under City NextRequest 26-
12238.**

Enclosure

Letter of case closure by city employee Thomas Scott MAY 22 2026

Re: July 4 2026. City Clerk Request 26-12199. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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; 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; thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov

Date: Saturday, July 4, 2026 at 11:08 AM PDT

Text for City Clerk Request 26-12199

Question to Hi Point 1522 LLC and Power Property Management Inc., c/o Los Angeles City Clerk.

To Thomas Khammar and Benjamin Renkainen. Thomas Khammar wrote in part Feb. 11, 2026. "With regard to the parking, the owner is agreeable to renting you an extra (tandem) parking space at the rate of \$150.00 per month. If you desire to purchase same, we will ensure your parking spaces (both of them) are the closest spaces available to your unit. However, the provision of an extra parking space for free presents again as an undue financial burden, and thus the building owner is not required to provide same." I have already replied at length to that letter, but I want to add more. First, the way things work is that my request has to be viewed by you as reasonable. Reasonable means also that you, not me, will incur the costs of the accommodation. If you claim financial burden, then you are also not agreeing that the accommodation request is reasonable. Not sure you understand that. Thus you have discriminated against me since the Feb. 11, 2026 letter. Second, as of this date, five months have passed (seven months since you

first mentioned the alleged \$150 for parking), and you have not provided to me --- or the Public, since it is the Public you are advertising to through your business empire---of your alleged financial burden. Third, as regards financial hardship, there are currently parking for 27 vehicles. As far as I know (unless you are charging HUD and section 8 for parking), there are no (zero) tenants paying a fee for parking, and parking is included in the rent paid. There is also no advertisement online stating there is a fee for parking. As a tenant, and as a member of the Public, you have refused to verify such information to me. You even have ads on AffordableHousing.com and come company called "Community" and they are not verifying a parking fee. Wow! It is a big secret. You have alleged there is a separate application for parking, but no application has materialized since you made the claim in December 2025, barring any secret documents you turned over to corrupt city employee Thomas Scott or corrupt Mayor Karen Bass. There is no separate parking application, and there never was. But for sure, tenants' units 1, 3, 7, 13, 4, do not own a car, so there is no loss of money there because I assume you are not charging them \$150 if they do not have a car. Included in that figure of five tenants is that stalls (non-corresponding) 1, 4, 5, 10, 13, 14, 15, and half of 17, are stalls where there is no car. So 13, 14, 15 are two car stalls, so that is seven vacant stalls or parking for eleven vehicles. So I assume even if they are used as "guest" stalls (a fact you have not denied), you are not charging or collecting any money for those stalls. And if you are not making money off eleven parking stalls, and not charging anyone, it is not believable that you want to claim financial hardship. Even Thomas Scott should be able to see this (employee of the City DOD department). Maybe you can explain why I was singled out for unfair treatment, being that I am the only one asked to pay the \$150, not including the fact you have not given me a reduction since I SHARE a "no-cost" parking stall 8 with my roommate. Maybe you, Thomas Scott, or the City Housing Department can answer my concerns."

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Property Management which is at the same address as the other 1522 Hi Point LLC entities above. (Source: Secretary of State Business Entities). 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.

This matter may be redacted from 2026-7-4 Request 26-12199 - Public Records Request City of Los Angeles, and may become a publicly accessible document.

1. UNIT PEEPHOLE.

As with the handicap parking that I am requesting, the city building code also requires that the

owner install wheelchair accessible unit door, peephole, or viewers. I stated to Mr. Martinez that the owner and the city is aware of this replacement of the unit door viewer in December 2025 . I believe that once he replaced it, it has to be ADA or title 24 compliant. Or at the very least the door viewer has to comply with the 2022 building code since this repair happened in December 2025, the door viewer has to be accessible, which it is not.

2. HANDICAPPED PARKING STALL.

I believe code enforcement does have jurisdiction over the installation of a handicap parking stall. I believe that because the parking lot was re-stripped partially, but also repaved partially that that brings this to jurisdiction of the parking lot under the ADA and title 24 as well as local building codes. The repaving of the parking lot seems to comply with the updated 2022 standards which claimed that the length of the striping has to be a certain number of feet. It seems that the striping has to be longer than it was in 1972, which I have a copy of the CFO for the building. Nonetheless, I believe that whoever installed the striping feels that they have to comply with the current standards and that puts the parking lot under the jurisdiction of the ADA accessibility requirements as well as the city local building code. The altered areas of the parking stalls striping is exactly the parking stalls that I am trying to access for my own handicap accessible parking.

3. THE INTERCOM.

I told him that I believe that the intercom must comply with the city building code on accessibility, that the intercom system which is on the front of the building does not have a connection to any device or interface in my unit. Mr. Martinez, I believe stated that he did not really know much about the ADA requirements, but he felt that the code enforcement does not have jurisdiction over the intercom system even though it was installed in 2023. I believe that the installation in 2023 had to comply with the building code standards and title 24 of 2022. Mr. Martinez did not agree so that would mean I have to file another (lawsuit or code violation) complaint. In the meantime, I stated that I believe the intercom is also a maintenance repair issue which is under the jurisdiction of the code enforcement department because there is no connection to an interface in my unit.

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

c: LADBS

On Thursday, July 2, 2026 at 11:48:34 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

City blocks public release of

Mayor Bass discrimination file

To whom it may concern:

A new code violation complaint has been filed against this property. Included in the complaint is a request to the city of Los Angeles and Housing Department to make a reasonable accommodation in its policies and practices. See attached complaint.

(Excerpt)

Code Violation Complaint 996664

Word Count 914 . July 2 2026.

"The city government of Los Angeles is requested to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance. More specifically, I request that the city grant a reasonable modification to me, in its policies and practices, as stated by the code enforcement inspectors, so that the owner of this property is cited with a notice to comply to address the intercom system and provide an indoor monitor or interface to my unit 9, order the owner to address the need for unit 9 door wheelchair height peephole, and order the owner to provide such unit door viewer, and site and order the owner to install in the parking lot a wheelchair accessible handicap parking stall for my use. The city code enforcement department is also asked to provide a reasonable modification and order that the owner shall supply such aforementioned services, in this city rent controlled building, without any additional fee or charge required by or billed to the tenant. The address here is 1522 Hi Point Street 90035 that receives government financial assistance.

The Department has stated that accessibility review is triggered only when a permit is issued or the Certificate of Occupancy changes, and that accessibility requirements are determined solely by the building's original construction in 1972.

Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions. My review of the California Building Code indicates that accessibility provisions expressly address additions and alterations to existing buildings and define compliance based on the nature of the work performed, not solely on the building's original construction date. Likewise, if the Department concludes that the replacement of the building entry intercom system, the replacement of the apartment door viewer, or the resurfacing and restriping of the parking lot do not constitute alterations requiring accessibility review, please identify the code sections and factual findings supporting each determination.

Note: an existing wired resident intercom;
replacement with a digital Akuvox system;

elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.
That is **not** simply a repair. It is a functional redesign of the building's entrance communication system. (City council email June 30, 2026).

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC § 17920.3

Can I require disabled permit holders to pay for accessible parking?

No. Accessible parking spaces must be free and available to authorized disabled permit holders. Charging for accessible parking is illegal and constitutes discrimination under the ADA. **(Thomas Scott, city employee, is aware the owner is trying to charge me a fee to install an accessible parking stall.)**

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1522 Hi Point St 9
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The Housing Services Requested are Needed Today

References

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Re: July 4 2026. City Clerk Request 26-12199. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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; 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; thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov

Date: Saturday, July 4, 2026 at 11:08 AM PDT

Text for City Clerk Request 26-12199

Question to Hi Point 1522 LLC and Power Property Management Inc., c/o Los Angeles City Clerk.

To Thomas Khammar and Benjamin Renkainen. Thomas Khammar wrote in part Feb. 11, 2026. "With regard to the parking, the owner is agreeable to renting you an extra (tandem) parking space at the rate of \$150.00 per month. If you desire to purchase same, we will ensure your parking spaces (both of them) are the closest spaces available to your unit. However, the provision of an extra parking space for free presents again as an undue financial burden, and thus the building owner is not required to provide same." I have already replied at length to that letter, but I want to add more. First, the way things work is that my request has to be viewed by you as reasonable. Reasonable means also that you, not me, will incur the costs of the accommodation. If you claim financial burden, then you are also not agreeing that the accommodation request is reasonable. Not sure you understand that. Thus you have discriminated against me since the Feb. 11, 2026 letter. Second, as of this date, five months have passed (seven months since you

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1. UNIT PEEPHOLE.

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Geary Juan Johnson
1522 Hi Point St 9
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Phone 323-807-3099

c: LADBS

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City blocks public release of

Mayor Bass discrimination file

To whom it may concern:

A new code violation complaint has been filed against this property. Included in the complaint is a request to the city of Los Angeles and Housing Department to make a reasonable accommodation in its policies and practices. See attached complaint.

(Excerpt)

Code Violation Complaint 996664

Word Count 914 . July 2 2026.

"The city government of Los Angeles is requested to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance. More specifically, I request that the city grant a reasonable modification to me, in its policies and practices, as stated by the code enforcement inspectors, so that the owner of this property is cited with a notice to comply to address the intercom system and provide an indoor monitor or interface to my unit 9, order the owner to address the need for unit 9 door wheelchair height peephole, and order the owner to provide such unit door viewer, and site and order the owner to install in the parking lot a wheelchair accessible handicap parking stall for my use. The city code enforcement department is also asked to provide a reasonable modification and order that the owner shall supply such aforementioned services, in this city rent controlled building, without any additional fee or charge required by or billed to the tenant. The address here is 1522 Hi Point Street 90035 that receives government financial assistance.

The Department has stated that accessibility review is triggered only when a permit is issued or the Certificate of Occupancy changes, and that accessibility requirements are determined solely by the building's original construction in 1972.

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Note: an existing wired resident intercom;
replacement with a digital Akuvox system;

elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.
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1522 Hi Point St 9

Los Angeles. CA. 90035

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Mayor Karen Bass, Los Angeles

City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price,Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

Public Comment Submission Validation - Council File No.: 18-0651-S3

From: clerk.publiccomment@lacity.org

To: tainmount@sbcglobal.net

Date: Tuesday, June 30, 2026 at 11:19 PM PDT

To tainmount@sbcglobal.net,

PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL

Public Comment Submission Validation

Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

[Click here to Validate](#)

Council File Number: 18-0651-S3

Comments for Public Posting:

18-0651-S3 Motion (McOsker – Jurado) and Bureau of Engineering report relative to a lease agreement extension with Harbor Interfaith Services, Inc. for the A Bridge Home site located at 407 North Beacon Street also known as 515 North Beacon Street in Council District 15. THIS MATTER IS OPPOSED FOR CAUSE. Motion (McOsker – Jurado) and Bureau of Engineering report relative to a lease agreement extension with Harbor Interfaith Services, Inc. for the A Bridge Home site located at 407 North Beacon Street also known as 515 North Beacon Street in Council District 15. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026.

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf. 4/28/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf. 5/4/2026.

https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf. 5/10/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf. 5/17/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf. City LA officials named in housing racism case. <https://wp.me/P57D2C-19S>. Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY>. Standing in the Apt House Door Pt 1 of 2

. <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement .
https://youtu.be/f__yiQw5lqk . Heather Hutt Los Angeles CD 10.
<http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google search lahousingpermitsandrentadjustmentcommission is the landlord responsible for the accessible parking the Intercom and the door entry peephole .

If the above button is not clickable or is broken, please copy and paste the entire URL (minus any spaces) into your browser window.

<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=A6788CC2-3651-44C1-9F69-3E55422A77BD&em=tainmount@sbcglobal.net>

If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

Office of the City Clerk
Council & Public Services Division
City of Los Angeles
<https://clerk.lacity.org/council-and-public-services>

Public Comment Submission Validation - Council File No.: 18-0651-S3

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Council File Number: 18-0651-S3

Comments for Public Posting:

18-0651-S3 Motion (McOsker – Jurado) and Bureau of Engineering report relative to a lease agreement extension with Harbor Interfaith Services, Inc. for the A Bridge Home site located at 407 North Beacon Street also known as 515 North Beacon Street in Council District 15. THIS MATTER IS OPPOSED FOR CAUSE. Motion (McOsker – Jurado) and Bureau of Engineering report relative to a lease agreement extension with Harbor Interfaith Services, Inc. for the A Bridge Home site located at 407 North Beacon Street also known as 515 North Beacon Street in Council District 15. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026.

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf. 4/28/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf. 5/4/2026.

https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf. 5/10/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf. 5/17/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf. City LA officials named in housing racism case. <https://wp.me/P57D2C-19S>. Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY>. Standing in the Apt House Door Pt 1 of 2

. <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement .
https://youtu.be/f__yiQw5lqk . Heather Hutt Los Angeles CD 10.
<http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google search lahousingpermitsandrentadjustmentcommission is the landlord responsible for the accessible parking the Intercom and the door entry peephole .

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Thank you,

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Council & Public Services Division
City of Los Angeles
<https://clerk.lacity.org/council-and-public-services>

Public Comment Submission Validation - Council File No.: 24-0124

From: clerk.publiccomment@lacity.org

To: tainmount@sbcglobal.net

Date: Tuesday, June 30, 2026 at 11:18 PM PDT

To tainmount@sbcglobal.net,

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[Click here to Validate](#)

Council File Number: 24-0124

Comments for Public Posting:

24-0124. Los Angeles Housing Department relative to governing procedures for the marketing and tenant selection for newly constructed covenanted affordable housing units in unsubsidized, mixed income projects created through Transit Oriented Communities, Density Bonus and similar programs; and if changes will be necessitated by the roll out of the Comprehensive Online Affordable Housing Search System; and related matters. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026.

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf

4/9/2026. [https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-](https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf)

2026.pdf. 4/28/2026. [https://cityclerk.lacity.org/onlinedocs/2026/26-](https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf)

0512_PC_AM_04-28-2026.pdf. 5/4/2026.

https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf.

5/10/2026. [https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-](https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf)

10-2026.pdf. 5/17/2026. [https://cityclerk.lacity.org/onlinedocs/2026/26-](https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf)

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Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2

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Angeles denies Black tenants full and equal housing repair or replacement .

https://youtu.be/f__yiQw5lqk . Heather Hutt Los Angeles CD 10.
<http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google search lahousingpermitsandrentadjustmentcommission is the landlord responsible for the accessible parking the Intercom and the door entry peephole .

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<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=0F093F6E-75E1-4D15-AEA5-05E3AB8FA0CE&em=tainmount@sbcglobal.net>

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Thank you,

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Public Comment Submission Validation - Council File No.: 26-0552

From: clerk.publiccomment@lacity.org

To: tainmount@sbcglobal.net

Date: Tuesday, June 30, 2026 at 11:16 PM PDT

To tainmount@sbcglobal.net,

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Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

[Click here to Validate](#)

Council File Number: 26-0552

Comments for Public Posting:

26-0552. HEARING OF PROTESTS relative to the establishment of the West Adams Property and Business Improvement District, pursuant to Section 53753 of the California Government Code, Section 36600 et seq. of the California Streets and Highways Code and Article XIII D of the California Constitution. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026. https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf. 4/28/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf. 5/4/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf. 5/10/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf. 5/17/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf . City LA officials named in housing racism case. <https://wp.me/P57D2C-19S> . Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2 . <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement . https://youtu.be/f__yiQw5lqk . Heather Hutt Los Angeles CD 10.

<http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google search lahousingpermitsandrentadjustmentcommission is the landlord responsible for the accessible parking the Intercom and the door entry peephole .

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If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

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City of Los Angeles
<https://clerk.lacity.org/council-and-public-services>

Public Comment Submission Validation - Council File No.: 26-0642

From: clerk.publiccomment@lacity.org

To: tainmount@sbcglobal.net

Date: Tuesday, June 30, 2026 at 11:15 PM PDT

To tainmount@sbcglobal.net,

PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL

Public Comment Submission Validation

Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

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Council File Number: 26-0642

Comments for Public Posting:

26-0642 PUBLIC ANNOUNCEMENT OF BALLOT TABULATION and ORDINANCE FIRST CONSIDERATION relative to establishment of the Hooper Commons Property and Business Improvement District (District), pursuant to Section 53753 of the California Government Code, Section 36600 et seq. of the California Streets and Highways Code and Article XIII D of the California Constitution. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026.
https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf
4/9/2026. https://cityclerk.lacity.org/onlinedocs/2015/15-0989-S65_pc_04-9-2026.pdf. 4/28/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0512_PC_AM_04-28-2026.pdf. 5/4/2026.
https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf. 5/10/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0005-S73_PC_PM_05-10-2026.pdf. 5/17/2026. https://cityclerk.lacity.org/onlinedocs/2026/26-0511_PC_AM_05-17-2026.pdf . City LA officials named in housing racism case. <https://wp.me/P57D2C-19S> . Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2 . <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement .

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If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

Office of the City Clerk
Council & Public Services Division
City of Los Angeles
<https://clerk.lacity.org/council-and-public-services>



Nisa Power Property



Thank you,
Maintenance
Department



Thursday • 1:33 PM

Hey Geary, Please
confirm if you have 2
common area keys. If
you do not I can drop
one off to you, please
confirm.

1:33 PM

Okay

Fine 😊

All right

Yes

⊕ Text messa... 🌻 🖼️



Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia

Mayor Karen Bass, Los Angeles
City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriquez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)

Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions. My review of the California Building Code indicates that accessibility provisions expressly address additions and alterations to existing buildings and define compliance based on the nature of the work performed, not solely on the building's original construction date. Likewise, if the Department concludes that the replacement of the building entry intercom system, the replacement of the apartment door viewer, or the resurfacing and restriping of the parking lot do not constitute alterations requiring accessibility review, please identify the code sections and factual findings supporting each determination."

I said to Martinez that the lack of unit interface to use with the door entry intercom system is general dilapidation. Even though I said this to Martinez twice, he indicated that he did not know that section of the Health & Safety Code or the state building code so he asked me to quote the section and I said to him that it's not my job to know the building code or Health & Safety Code sections. But he still didn't know what the termme so I told him it's on the drop-down menu for those who want to file code violation complaint.

I ... indicate ...to Martinez that I believe that the extension of the tandem parking stalls 13,14, 15,16 made the boundary too close to the back door of the building so that it would endanger tenants who were exiting or entering the buildingall cars ...going by. Martinez did not seem to understand what I was saying. Even if the tandem stalls were extended for their striping as I believe they were, and even if that triggers the response to make the parking lot accessible, Mr. Martinez appeared to be clueless and just said that the owner could go and just redo the striping again. So you know, he gave no consideration to whatever the building codes are regarding tandem parking stall, striping or size.

REQUEST FOR REASONABLE ACCOMMODATION/ MODIFICATION TO CITY GOVERNMENT

"The city government of Los Angeles is required to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door, viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance.

Re: June 30 2026. INSPECTION code inspector city employee Martinez. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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;
thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov

Date: Tuesday, June 30, 2026 at 10:09 PM PDT

To whom it may concern:

1. Corrections are underlined in the email sent earlier today (below).

REQUEST FOR REASONABLE ACCOMODATION/MODIFICATION TO CITY GOVERNMENT

"The city government of Los Angeles is required to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door, viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance.

I said to Martinez that the lack of unit interface to use with the door entry intercom system is general dilatation dilapidation. Even though I said this to Martinez twice, he indicated that he did not know that section of the Health & Safety Code or the state building code so he asked me to quote the section and I said to him that it's not my job to know the building code or

Health & Safety Code sections. But he still didn't know what the term general that application me so I told him it's on the drop-down menu for those who want to file code violation complaint.

Much of today's inspection Martinez maintained just about that he would not cite the other for anything other than a broken kitchen drawer. I also asked that the nonworking Akuvox in the unit be removed because it is a nuisance.

I asked that the nonworking intercom be cited, that the unit door non accessible wheelchair height peephole be cited, and the lack of handicapped parking stall be cited. Martinez noted there are 18 one bedroom apartments and parking for 27 vehicles. **Martinez observed that there is guest parking on the lot.** It is my belief that guest parking triggers the requirement for handicapped parking stalls. Martinez did not deny this.

I asked that Martinez inspect apartment eight, not my unit because I believe that there was no permits for the demolition, no permits for the upgraded electrical and plumbing systems, and no certificate of occupancy for the unit. Martinez said that he would have to have the unit be accessible so he could check it. So when I when he got there, I saw that there was a new tenant moving in and I knocked on the door to see if Martinez could check the unit, but when I did so, Martinez refused to inspect the unit, saying only that the tenant of health self, the tenant themselves had to put the complaint in not me. So there goes a refusal of Martinez to do his job to make an inspection of the unit to make sure it complies with the building code standards.

I can indicate it to Martinez that I believe that the extension of the tandem Park stalls 13 14, 15 16 made the boundary too close to the back door of the building so that it would endanger tenants who were acting or entering the building of all cars we're going by. Martinez did not seem to understand what I was saying. Even if the tandem stalls were extended for their striping as I believe they were, and even if that triggers the response to make the parking lot accessible, Mr. Martinez appeared to be clueless and just said that the owner could go and just redo the striping again. So you know, he gave no consideration to whatever the building codes are regarding tandem, parking stall, striping or size.

PERMITS AND COO

Martinez maintained he could not cite any of my complaints because none of them were listed in the COO for the building and also no permits were issued regarding those housing services. I said I do not believe that to be true. Mr Martinez, please identify the code section that states an alteration for accessibility purposes exists only if a building permit was issued or the Certificate of Occupancy changed.

The California Building Code expressly states:

- additions and alterations to existing buildings are governed by Section 11B-202;
- altered elements must comply with applicable accessibility requirements;

and

- alterations may not reduce accessibility.

Mr. Martinez did not address this.

MARTINEZ did not address:

- common areas,
- public-use areas,
- public housing,
- reasonable accommodations,
- and other legal obligations

INTERCOM

- the building originally had an apartment intercom station,
- the owner replaced the entire system with a new digital Akuvox system,
- the new system depends on either
 - an indoor monitor, or
 - a smartphone app,
- the owner refuses to provide either one.

That is **not** merely maintaining the old system.

It is a replacement with different functionality.

The question becomes:

Did the owner replace a functioning building service with one that is inaccessible to certain disabled tenants?

That question is not answered simply by saying the building dates to 1972.

I moved into this building in 2010, and there was a working intercom system at the front door at that time. Shortly after that time, my intercom indoor monitor stopped working. In 2014 the property owner installed a new intercom system at the front door but still did not provide me with an indoor monitor in my unit. In 2023 the current owner at that time removed the 2014 intercom system and replace it with a Wi-Fi based system. At the time, no indoor monitor was supplied to me in order to use the intercom system.

Around 2022 the owner Thomas Khammar testified in court that I was basically entitled to an intercom but they had to rewire the building first. This was a contradiction to the fact that the building had already been rewired in 2014. Around 2023 in another court hearing, attorneys for the owner appeared in court and said that a new door entry intercom system had been installed for the use of all tenants. The city government has numerous times taken confusing and contradictory positions. Around September 2025, the code enforcement cited the owner to repair or replace the intercom system. Around December code inspector Steven Harrison mentioned in a letter that the intercom system had been "updated".

Code Enforcement represented that it had accepted an "updated intercom system provided for the residents," yet another inspector Matinez now states that Code Enforcement does not determine whether the resident-side communication equipment even exists. These positions appear inconsistent and raise substantial questions about what the City actually inspected before closing the violation.

Viewed together, the sequence appears to be:

1. The City cited the owner to repair or replace the intercom (Artolier)
2. The owner had already installed an Akuvox exterior entry station.
3. The owner did not restore a functioning resident communication endpoint in my apartment.
4. Code Enforcement nevertheless closed the violation, stating the "updated intercom system provided for the residents" had been accepted.
5. A later inspector Martinez stated that Code Enforcement has no jurisdiction to determine whether the resident-side interface exists.

That chronology supports an argument that the violation may have been closed without verification that the intercom system was actually functional from the resident's perspective. It also raises a legitimate question whether the City's acceptance was based on an incomplete inspection limited to the exterior equipment rather than the operation of

the system as a whole.

THE PARKING LOT AND REQUEST FOR ACCESSIBLE PARKING STALL

- the parking lot was repaved,
- striping was changed,
- stall dimensions changed.

The City should be able to explain:

- whether permits were required,
- whether accessibility review was performed,
- and why accessible parking requirements were or were not considered.

Again, that analysis should be based on the applicable code—not merely the building's original age.

The Department has stated that accessibility review is triggered only when a permit is issued or the Certificate of Occupancy changes, and that accessibility requirements are determined solely by the building's original construction in 1972.

Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions. My review of the California Building Code indicates that accessibility provisions expressly address additions and alterations to existing buildings and define compliance based on the nature of the work performed, not solely on the building's original construction date. Likewise, if the Department concludes that the replacement of the building entry intercom system, the replacement of the apartment door viewer, or the resurfacing and restriping of the parking lot do not constitute alterations requiring accessibility review, please identify the code sections and factual findings supporting each determination."

California has had accessibility provisions governing entrance

communication systems for decades, although the wording has changed over time.

Note;

- an existing wired resident intercom;
- replacement with a digital Akuvox system;
- elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.

That is **not** simply a repair. It is a functional redesign of the building's entrance communication system.

California accessibility regulations have addressed parking lot resurfacing and restriping in various contexts. Whether your project triggered accessibility upgrades depends on factors such as:

- the scope of the work,
- whether permits were required, (the parking lot gate required a permit for a motor; the Akuvox door entry system possibly has a similar motor that required a permit.)
- whether restriping changed the parking layout, (yes, it did)
- whether the work constituted maintenance or an alteration under the applicable code.

Again, that analysis is not determined solely by the building's age.

"Paving, resurfacing, or restriping a parking lot brings the altered areas under ADA jurisdiction, triggering requirements to upgrade the parking lot to current accessibility standards. The ADA categorizes parking lots as public accommodations, meaning any physical alterations require updating the lot to

meet specific layout, slope, and signage rules." (Source: Google internet).

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

cc: civil rights department complaint 202604-34459698

(CORRECTED)

On Tuesday, June 30, 2026 at 11:55:15 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

This is my preliminary review of the talk with Inspector Martinez at 213721-5810.

1. THE INTERCOM.

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2. UNIT 8.

I do not live in unit eight. However, there has been recent demolition as well as a complete overhaul of the electric and plumbing system in that unit. I INQUIRED were there PERMITS PULLED FOR THOSE RENOVATIONS AND HAS THE APARTMENT BEEN INSPECTED. I WAS NOT ABLE TO FIND ANY PERMITS ONLINE. MR. MARTINEZ SAID THAT HE WOULD NOT BE ABLE TO DO ANYTHING ABOUT UNIT EIGHT UNLESS HE WAS ABLE TO ACCESS THE APARTMENT. I FEEL THIS IS A LACK OF DILIGENCE ON HIS PART BECAUSE IF I AM MAKING A REPORT TO HIM THAT THERE'S NO PERMITS, HE SIMPLY NEEDS TO GO ONLINE AND FIND OUT IF THERE WERE ANY PERMITS TO DEMOLISH and make new installations in unit 8.(Excuse the Caps.) The building still has to be in compliance with the code sections, and it has to be in uniform compliance whether I live in that apartment or not, I feel that he should diligently seek out the ownership provided that he was able to determine

that they were no permits.

3. I stated to him that I do not believe there was any permits issued to install the intercom system in 2023.

4. KITCHEN SINK DRAWER.

The drawer is broken again.

5. I told the inspector that the parking lot within the last week or so has been repaved. I also told him that some of the striping for the tandem parking stalls has been extended. Mr. Martinez said he felt that the city has no jurisdiction over the repaving of the parking lot or over extending the parking stalls. I mentioned that the parking stalls since the striping is new, they have to comply with the current building code regulations. I quoted from the Internet below, which says that paving and re-stripping brings the altered areas under ADA jurisdiction thus my reason for feeling that this gives the department jurisdiction to require a handicap parking stall in the parking lot; as of now there are none.

6. I question whether Mr. Martinez was aware of the ADA regulations and how they apply to the city obligations regarding this type of property which receives some HUD and section 8 funding.

7. UNIT PEEPHOLE.

As with the handicap parking that I am requesting, the city building code also requires that the owner install wheelchair accessible unit door, peephole, or viewers. I stated to Mr. Martinez that the owner and the city is aware of this replacement of the unit door viewer in December 2025 . I believe that once he replaced it, it has to be ADA or title 24 compliant. Or at the very least the door viewer has to comply with the 2022 building code since this repair happened in December 2025, the door viewer has to be accessible, which it is not.

8. I think these matters are gonna have to be brought before the court of competent jurisdiction again because it seems that the code enforcement inspectors and the Mayor Karen Bass are not acting in a diligent manner.

9. HANDICAPPED PARKING STALL.

I believe code enforcement does have jurisdiction over the installation of a handicap parking stall. I believe that because the parking lot was re-stripped partially, but also repaved partially that that brings this to jurisdiction of the parking lot under the ADA and title 24 as well as local building codes. The repaving of the parking lot seems to comply with the updated 2022 standards which claimed that the length of the striping has to be a certain number of feet. It seems that the striping has to be longer than it was in 1972, which I have a copy of the CFO for the building. Nonetheless, I believe that whoever installed the striping feels that they have to comply with the current standards and that puts the parking lot under the jurisdiction of the ADA accessibility requirements as well as the city local building code. The altered areas of the parking stalls striping is exactly the parking stalls that I am trying to access for my own handicap accessible parking.

I will have more on this if I am able to talk to the inspector in person and see if he has done any further research, which I was promised more research by another inspector over two months ago.

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LAMC 91.6706 (Entry Vision) was last significantly amended and took effect on **July 16, 2018** (Ord. No. 185,587). The original security provisions that include this section were established on **July 25, 1996**. [\[1\]](#), [\[2\]](#), [\[3\]](#)

This code requires residential entry doors and guest rooms to have a view of the outside without opening the door (such as a peephole or window).

The housing department website claims tenants can "File a complaint related to accessibility and discrimination based on disability and yet that is not true. The city has no such mechanism."

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC § 17920.3

Can I require disabled permit holders to pay for accessible parking?

No. Accessible parking spaces must be free and available to authorized disabled permit holders. Charging for accessible parking is illegal and constitutes discrimination under the ADA. **(Thomas Scott, city employee, is aware the owner is trying to charge me a fee to install an accessible parking stall.)**

ALL RIGHTS RESERVED.

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

c: Thomas Scott- City Department of Disability

On Wednesday, June 17, 2026 at 11:08:33 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

The Housing Services Requested are Needed Today

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia

Mayor Karen Bass, Los Angeles

City Council members

Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield,
Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica
Rodriguez, Marqueece Harris-Dawson, Curren Price,Jr.,
Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez,
Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent
Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,
Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano
Morales, Edi Hernandez, Justice Walker, 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. (Source: Secretary of State Business Entities)



2026-6-30 Code Violation Complaint.pdf
572.5 kB



PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

*Census Tract: 216700

*Council District: 10

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 996364

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.

143 words. Unit peephole viewer not made into wheelchair accessible viewer, handicapped parking not supplied after alterations to guest parking. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. 143 words. From Geary J. Johnson June 30, 2026.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long, sweeping horizontal stroke extending to the right.

Re: June 30 2026. INSPECTION code inspector city employee Martinez. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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; thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov

Bcc: hairylegs27@gmail.com

Date: Tuesday, June 30, 2026 at 10:09 PM PDT

To whom it may concern:

1. Corrections are underlined in the email sent earlier today (below).

REQUEST FOR REASONABLE ACCOMODATION/MODIFICATION TO CITY GOVERNMENT

"The city government of Los Angeles is required to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door, viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance.

I said to Martinez that the lack of unit interface to use with the door entry intercom system is general dilatation dilapidation. Even though I said this to Martinez twice, he indicated that he did not know that section of the Health & Safety Code or the state building code so he asked me to quote the section and I said to him that it's not my job to know the building code or

Health & Safety Code sections. But he still didn't know what the term general that application me so I told him it's on the drop-down menu for those who want to file code violation complaint.

Much of today's inspection Martinez maintained just about that he would not cite the other for anything other than a broken kitchen drawer. I also asked that the nonworking Akuvox in the unit be removed because it is a nuisance.

I asked that the nonworking intercom be cited, that the unit door non accessible wheelchair height peephole be cited, and the lack of handicapped parking stall be cited. Martinez noted there are 18 one bedroom apartments and parking for 27 vehicles. **Martinez observed that there is guest parking on the lot.** It is my belief that guest parking triggers the requirement for handicapped parking stalls. Martinez did not deny this.

I asked that Martinez inspect apartment eight, not my unit because I believe that there was no permits for the demolition, no permits for the upgraded electrical and plumbing systems, and no certificate of occupancy for the unit. Martinez said that he would have to have the unit be accessible so he could check it. So when I when he got there, I saw that there was a new tenant moving in and I knocked on the door to see if Martinez could check the unit, but when I did so, Martinez refused to inspect the unit, saying only that the tenant of health self, the tenant themselves had to put the complaint in not me. So there goes a refusal of Martinez to do his job to make an inspection of the unit to make sure it complies with the building code standards.

I can indicate it to Martinez that I believe that the extension of the tandem Park stalls 13 14, 15 16 made the boundary too close to the back door of the building so that it would endanger tenants who were acting or entering the building of all cars we're going by. Martinez did not seem to understand what I was saying. Even if the tandem stalls were extended for their striping as I believe they were, and even if that triggers the response to make the parking lot accessible, Mr. Martinez appeared to be clueless and just said that the owner could go and just redo the striping again. So you know, he gave no consideration to whatever the building codes are regarding tandem, parking stall, striping or size.

PERMITS AND COO

Martinez maintained he could not cite any of my complaints because none of them were listed in the COO for the building and also no permits were issued regarding those housing services. I said I do not believe that to be true. Mr Martinez, please identify the code section that states an alteration for accessibility purposes exists only if a building permit was issued or the Certificate of Occupancy changed.

The California Building Code expressly states:

- additions and alterations to existing buildings are governed by Section 11B-202;
- altered elements must comply with applicable accessibility requirements;

and

- alterations may not reduce accessibility.

Mr. Martinez did not address this.

MARTINEZ did not address:

- common areas,
- public-use areas,
- public housing,
- reasonable accommodations,
- and other legal obligations

INTERCOM

- the building originally had an apartment intercom station,
- the owner replaced the entire system with a new digital Akuvox system,
- the new system depends on either
 - an indoor monitor, or
 - a smartphone app,
- the owner refuses to provide either one.

That is **not** merely maintaining the old system.

It is a replacement with different functionality.

The question becomes:

Did the owner replace a functioning building service with one that is inaccessible to certain disabled tenants?

That question is not answered simply by saying the building dates to 1972.

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LAMC 91.6706 (Entry Vision) was last significantly amended and took effect on **July 16, 2018** (Ord. No. 185,587). The original security provisions that include this section were established on **July 25, 1996**. [\[1\]](#), [\[2\]](#), [\[3\]](#)

This code requires residential entry doors and guest rooms to have a view of the outside without opening the door (such as a peephole or window).

The housing department website claims tenants can "File a complaint related to accessibility and discrimination based on disability and yet that is not true. The city has no such mechanism."

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC § 17920.3

Can I require disabled permit holders to pay for accessible parking?

No. Accessible parking spaces must be free and available to authorized disabled permit holders. Charging for accessible parking is illegal and constitutes discrimination under the ADA. **(Thomas Scott, city employee, is aware the owner is trying to charge me a fee to install an accessible parking stall.)**

ALL RIGHTS RESERVED.

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

c: Thomas Scott- City Department of Disability

On Wednesday, June 17, 2026 at 11:08:33 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

The Housing Services Requested are Needed Today

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia

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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. (Source: Secretary of State Business Entities)



PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

*Census Tract: 216700

*Council District: 10

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 996364

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.

143 words. Unit peephole viewer not made into wheelchair accessible viewer, handicapped parking not supplied after alterations to guest parking. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. 143 words. From Geary J. Johnson June 30, 2026.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

Re: June 30 2026. Preliminary report of talk with code inspector city employee Martinez. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

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; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov

Bcc: hairylegs27@gmail.com

Date: Tuesday, June 30, 2026 at 11:55 AM PDT

To whom it may concern:

This is my preliminary review of the talk with Inspector Martinez at 213721-5810.

1. THE INTERCOM.

I told him that I believe that the intercom must comply with the city building code on accessibility, that the intercom system which is on the front of the building does not have a connection to any device or interface in my unit. Mr. Martinez, I believe stated that he did not really know much about the ADA requirements, but he felt that the code enforcement does not have jurisdiction over the intercom system even though it was installed in 2023. I believe that the insulation in 2023 had to comply with the building called standards and title 24 of 2022. Mr. Martinez did not agree so that would mean I have to file another complaint. In the meantime, I stated that I believe the intercom is also a maintenance repair issue which is under the jurisdiction of the code enforcement department because there is no connection to an interface in my unit..

2. UNIT 8.

I do not live in unit eight. However, there has been recent demolition as well as a complete overhaul of the electric and plumbing system in that unit. I INQUIRED WHERE THEIR PERMIT PERMITS PULLED FOR THOSE RENOVATIONS AND HAS THE APARTMENT BEEN INSPECTED. I WAS NOT ABLE TO FIND ANY PERMITS ONLINE. MR. MARTINEZ SAID THAT HE WOULD NOT BE ABLE TO DO ANYTHING ABOUT UNIT EIGHT UNLESS HE WAS ABLE

TO ACCESS THE APARTMENT. I FEEL THIS IS A LACK OF DILIGENCE ON HIS PART BECAUSE IF I AM MAKING A REPORT TO HIM THAT THERE'S NO PERMITS, HE SIMPLY NEEDS TO GO ONLINE AND FIND OUT IF THERE WERE ANY PERMITS TO DEMOLISH and make new installations and unit 8.(Excuse the Caps.). The building still has to be in compliance with the code sections, and it has to be in uniformity whether I live in that apartment or not, I feel that he should diligently seek out. The ownership provided that he was able to determine that they were no permit.

3. I stated to him that I do not believe there was any permits issued to install the intercom system in 2023.

4. KITCHEN SINK DRAWER.
The drawer is broken again.

5. I told the inspector that the parking lot within the last week or so has been repaved. I also told him that some of the striping for the tandem Park stalls has been extended. Mr. Martinez said he felt that the city has no jurisdiction over the repaving of the parking lot or over extending the parking stalls. I mentioned that the parking stalls since they striping is new, they have to comply with the current building code regulations. I quote from the Internet below, which says that paving and re-stripping brings the altered areas under ADA jurisdiction thus my reason for feeling that this gives the department jurisdiction require a handicap install in the parking lot as of now there are none.

6. I question whether Mr. Martinez was aware of the ADA regulations and how they apply to the city obligations regarding this type of property which receives some HUD and section 8 funding.

7. UNIT PEEPHOLE.

As with the handicap parking that I am requesting, the city building code also requires that the owner install wheelchair accessible unit door, pee, holes, or viewers. I stated to Mr. Martinez that the owner and the city is aware of this replace the unit door viewer and December 2025 I believe is that once he replaced it it has to be ADA or title 24 compliant. Or at the very least the door viewer has to comply with the 2022 building code since this repair happened in December 2025, the door viewer has to be accessible which it is not.

8. I think these matters are gonna have to be brought before the court of competent jurisdiction again because it seems that the code enforcement inspectors on the Caron Bass are not acting in a diligent manner.

9. HANDICAPPED PARKING STALL.

I believe code enforcement does have jurisdiction over the installation of a handicap park install. I believe that because the parking lot was re-stripped partially, but also repaved partially that that brings to jurisdiction of the parking lot under the ADA and title 24 as well as local building codes. The repaving of the parking lot seems to comply with the updated 2022 standards which claimed that the length of the striping has to be a certain number of feet. It seems that the striping has to be longer than it was in 1972, which I have a copy of the CFO for the building. Nonetheless, I believe that whoever installed the striping feels that they have to comply with the current standards and that puts the parking lot under the jurisdiction of the ADA accessibility requirements as well as the city local building code. The altered areas of the

park and install striping is exactly the parking stalls that I am trying to access for my own handicap accessible parking.

I will have more on this if I am able to talk to the inspector in person and see if he has done any further research, which I was promised more research by another inspector over two months ago.

"Paving, resurfacing, or restriping a parking lot brings the altered areas under ADA jurisdiction, triggering requirements to upgrade the parking lot to current accessibility standards. The ADA categorizes parking lots as public accommodations, meaning any physical alterations require updating the lot to meet specific layout, slope, and signage rules." (Source: Googel internet).

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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. (Source: Secretary of State Business Entities)

LOS ANGELES POLICE DEPARTMENT P1 SUMMARY INCIDENT REPORT



REPORT NUMBER: C269022140

INCIDENT INFORMATION

CC CODE 9846	INCIDENT TYPE Vandalism (\$400 Or More)	INITIA SUPP	☒	DATE/TIME STARTED 02/22/2026 12:45 AM	DATE/TIME ENDED 02/24/2026 03:30 PM	DATE/TIME 05/06/2026 01:14 AM
REPORT FILED FROM ***	TRACKING NUMBER 260506900008	LOCATION OF OCCURRENCE 1522 <Null> Hi Point Street, 9, LOS ANGELES,			APPROVED BY: 7408/YUNGFAN LIU	
LOCATION TYPE Apartment/Condominium/	THEFT TYPE	METHOD OF	METHOD OF EXIT	PT OF	PT OF EXIT	ENTRY LOC

PERSON LISTINGS

1	TYPE V	LAST NAME Johnson	FIRST NAME Geary	MIDDLE NAME Juan	DOB ***	RACE ***	GEN. *	DRIVER LIC NO ***	LIC ***
	SSN	ETHNICITY	RESIDENT	EYE COLOR ***	HAIR COLOR ***	AGE 72	HEIGHT 508	WEIGHT 170	CELL PHONE
	EMAIL tainmount@sbcglobal.net		RESIDENCE ADDRESS ***					HOME PHONE ***	
	EMPLOYER NAME		BUSINESS ADDRESS ***					WORK PHONE	
2	TYPE S	LAST NAME Vasquez	FIRST NAME Brian	MIDDLE NAME	DOB	RACE ***	GEN. *	DRIVER LIC NO	LIC
	SSN	ETHNICITY ***	RESIDENT	EYE COLOR	HAIR COLOR	AGE	HEIGHT	WEIGHT	CELL PHONE
	EMAIL		RESIDENCE ADDRESS ***					HOME PHONE ***	
	EMPLOYER NAME HI POINT 1522 LLC VIA POWER		BUSINESS ADDRESS ***					WORK PHONE	

VEHICLE LISTINGS

1	INVL D	LIC PLATE TYPE Disabled Person	LIC PLATE \$\$\$\$\$\$\$\$ \$\$\$\$\$\$\$\$	LIC ST CA	LIC 2022	VEHICLE TYPE Passenger Car,	VIN
	MAKE Chevrolet	MODEL Bolt	COLOR Blue	STYLE Hatchback,	YEAR 2022	MKT VALUE \$ 35000.00	DMG VALUE \$ 500.00
	DESCRIPTION Blue 4 door Sedan						

PROPERTY LISTINGS

1	INVL D	ITEM Window	QUANTIT 1	BRAND	MODEL
	SERIAL NO	OWNER APPLIED NO	COLOR	MKT VALUE \$	DMG VALUE \$ 500.00
	Property Description Blue 4 door Sedan				

REPORT NUMBER: C269022140

NARRATIVE

Prior to the date of the incident, the owner via T. Khammar wrote me that I could move from my current single shared parking stall 8 to a tandem stall or handicapped stall. See letter. The cost of my parking is included in the rent. Prior to February. 23, I had temporarily for a few weeks parked in a tandem stall that was vacant. The owner refuses to post the parking assignments. 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 prior to Feb 23 and I was home all day and the owner has my phone number. That is proof to me of the intent to harass me. Two other tenants in the parking lot were not harassed in the same way. My first notice was the next day about 3:20 PM there was a knock on my door from a guy named Ben Renkainen from the Power Property Management. This was witnessed. He said that I needed to move my car because it was parked in the wrong spot. I explained to him that I had been told I was supposed to park in a two-car tandem 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 adhesive was posted to my window. I have since asked the owner and the resident manager to remove the sticker, and I've asked them repeatedly, but they have not removed it. The sticker also blocks me from being able to see properly when I'm driving, thus I could inadvertently run over or injure a white person. I have not seen any Cars parked in the one or two stalls that they claim I was illegally parked in for four weeks, thus no harm was being done by my parking there. One tenant who claims it is his stall said he does not have a car. No harm done by me. The best time to reach me is Monday through Friday between 10 am to 12 noon or Monday and Tuesday after 10:30 am. My original report of this was around April 24, 2026, to the Police. I do feel this borders on a hate crime. I estimate damages at 500 because removal of the sticker might leave glue on the glass, or not removing it could cause damage inside the door, or the whole window might need to be replaced to assure the value of the vehicle is not affected. I have not gotten a body shop estimate yet. You asked me to supplement today May 26 with pictures. What did you do with the pictures I already sent? The window may have to be removed, the door may need to be opened. I do not have pictures of that yet. See pictures of sign posted to my left side driver window with adhesive. Property owner refuses to remove the sign.

- INTERNAL USE ONLY: RD = [0762]

Vehicle [Chevrolet Bolt]:

- Type of Damage = [Applying Stickers]

Property [Window]:

- Type of Damage = [Applying Stickers]

INCIDENT IMAGE



February 11, 2026

Geary Johnson
1522 Hi Point St #09
Los Angeles, Ca 90035

We are in receipt of the letter you forwarded dated December 23, 2025, from Dr. Christopher Thipphavong of Kaiser Permanente, that was sent to us for the first time on February 5, 2026. The letter is submitted in support of your request for a reasonable accommodation regarding the intercom system in the building where you reside located at 1522 Hi Point St., Los Angeles, CA 90035 (the "subject building"), and your parking space at the subject building. We further acknowledge receipt of materials for the same request sent concurrently with Dr. Thipphavong's letter. As you know, we responded to the prior materials as part of the most recent lawsuit you brought concerning these same issues, which was instigated at or about the same time the prior materials were first submitted.

We still await the formal ruling for the most recent small claims lawsuit. However, as discussed at the hearing, you previously lost two prior lawsuits concerning these same issues, and thus the most recent third case (and any future case) concerning these issues would be barred by res judicata and collateral estoppel. See *Planning & Conservation League v. Castaic Lake Water Agency* (2009) 180 Cal.App.4th 210, 226 (res judicata bars "not only issues that were actually litigated but also issues that could have been litigated").

We note further the LAHD inspected the subject building and considered your specific complaints about the subject building's intercom system. In response, the LAHD held it will not be enforcing any correction to the intercom system, and the issue was fully cleared from its inspection process. This evidence was proffered at the most recent small claims trial and is in your possession.

Turning to Dr. Thipphavong's letter, he recommends a "functioning [intercom] system in place to facilitate communications with persons coming to [your] home." However, as acknowledged by the LAHD, the subject building already has a "functioning system." Indeed, your roommate is registered with and has been regularly using the intercom from your unit (number 9). This evidence was also presented to the Court in conjunction with your most recent lawsuit, and is in your possession. Indeed, between November 17, 2025 and December 15, 2025 alone, your roommate successfully used the intercom system 27 times. Simply put, the intercom works. Dr. Thipphavong also mentions "your report of the present parking arrangement," but makes no particular recommendation regarding same. While it is unclear what you "reported" to Dr. Thipphavong, the issue was specifically addressed at the trial for the most recent lawsuit. The Court acknowledged (as in the prior lawsuits) that you are in fact afforded a parking space at the subject building as mandated by your lease and that you (or your roommate) is using it daily. Thus, we submit you are already afforded the accommodations suggested in Dr. Thipphavong's letter.

Your prior materials requested a separate interface screen inside your unit for the intercom, and

also that the building owner pay monthly costs for your Wifi access to use same. Notwithstanding the fact the courts (on multiple occasions) plus the LAHD have rejected that suggestion, we submit your request also amounts to an undue financial and administrative burden and especially (as here) when the intercom works. Thus, the building owner is not required to, and thus declines, to incur such additional expense.

With regard to the parking, the owner is agreeable to renting you an extra (tandem) parking space at the rate of \$150.00 per month. If you desire to purchase same, we will ensure your parking spaces (both of them) are the closest spaces available to your unit. However, the provision of an extra parking space for free presents again as an undue financial burden, and thus the building owner is not required to provide same. Please advise the undersigned whether you elect to purchase the extra parking space as discussed above.

Based on your prior communications, we suspect the foregoing will not comport with your expectations concerning these issues. However, the owner's position comports with the rulings of the courts for the three lawsuits you instigated, the LAHD's inspection in response to your complaints, your lease, and the law. That said, if you would like to further discuss or have other suggested accommodation(s) for the owner to consider, we remain as always available to discuss same with you.

Sincerely,



Thomas Khammar
Managing Partner
Power Property Management