

My Commentary re Parking at 1522 Hi Point Street and Physical Harm to My car

From: G Johnson (tainmount@sbcglobal.net)

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

Bcc: 

Date: Saturday, February 28, 2026 at 11:20 AM PST

Dear Mayor Karen Bass:

As faxed to the Owner and emailed to resident manager Brian Vasquez.

COMMENTARY February 28, 2026

I memorialize for the record and I document in case some physical injury should occur to me caused by the property owner, management, or those who act on the owner's behalf.

Landlords do retaliate against tenants who exercise their legal rights to seek available housing services.

This may be a confusing story.

In 2010, upon becoming a tenant, the then owner agreed to provide us a two car stall as we had two cars. So until 2014, we parked in a tandem parking stall. A new owner buys the building 2014 but refuses to honor the parking arrangement; however, he does have the written right to reassign stalls. Our parking is included in the rent so he moves us from tandem stall to single, under the threat of eviction. (The city housing refused to recognize a reduction in services). But he writes that we can have a tandem parking stall on a first come, first served basis and pay \$50.00. I don't agree to the \$50 because there is no provision for it in the rent agreement.

(Some people including city officials says that Black tenants in this building are not entitled to parking at all no matter what the rent agreement says.)

A few years later, there starts a few administrative and other legal actions to get the tandem parking stall and damages. A lot of this is well documented in public communications to city Los Angeles government officials and posted to city clerk agenda items.

Around 2022 there is a small claims court hearing. Thomas Khammar of Power Property Management appears as agent for owner Hi Point 1522 LLC. (May 11, 2022. case 21STSC04819). At the hearing, Khammar disputes my claim that I do not have a tandem parking stall. Khammar talks for a while saying that I already have tandem parking stall #8. (In the rent agreement, it does not say that stall 8 is single or tandem but the rent agreement does say parking for two cars). That to me proves intent and entitlement. The court keeps an audio of the hearing. I prepared an unofficial transcript which I released to the city government.

That was 2022 and I proceed into court a few more times. In the latest court hearing in 2026, Khammar admits that I do not have a tandem parking stall. He claims that he did not say what he said in 2022 court hearing about the parking. He says he can provide the tandem parking stall because there is one available and he has to check is the fee \$150.00. He is not sure of the fee. Subsequent to that hearing, in a letter released to the city council and Mayor, he states that he is willing to provide a tandem parking stall as well as the current stall and upon the payment of \$150. That would be parking for three cars. So that is continuing because the rent agreement does not provide for any fee for parking. As the owner knows I have a disability, he is told he cannot charge because I have a disability and I need to be in a tandem parking stall (doctor's orders).

On February 24, 2026, there is no notice on the property indicating which numbered stalls are unassigned. I observe there have been vacant tandem stalls for months, and I supplied pictures. The owner is not honoring the first come first served. When I talked with Ben on the property and he told me to move my car February. 24, he refused to admit what Thomas Khammar had written of my entitlement to a tandem parking stall. This conversation was witnessed. Ben and Thomas work in the same office.

I talked with a tenant who claimed one of the stalls was his (not the one I parked in temporarily since Khammar said one was available), but that he did not have a car but was willing to let me use his stall. There are a few tenants here who do not have cars.

No harm done.

The bottom line is landlords have the right to enforce known rules on the property. There is no signage about parking assigned stalls, there is no guest parking signs, there is no handicapped parking stall (as requested by me). There is no posted written common area rules.

The bottom line is that landlords, because a tenant is warned about the rules, do not have the right to physically cause harm to the tenant, or the tenant property, as occurred in this case. The owner even changed the locks to the building and providing no keys or notice. (We do have electronic entry when it works).

There is evidence of racial animus because a tenant who parked in stall #4 with no current plates and not operating for over two years, and the tenant was white, was told to move his car but a sign was posted to his unit door, not to his car. Another tenant, also white, seemed to be parking three cars in a two car stall, but no signs were pasted to their car either.

I note there are 18 one bedrooms here and parking for 27 cars.

My endorsed rent checks say "payment for tandem parking and for Akuvox parts and service."

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Tenant

1522 Hi Point St 9

Los Angeles. CA. 90035

Geary J. Johnson

C: Real Estate Department

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.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 



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