

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 06/23/2026 12:01 AM

Council File No: 26-0669

Comments for Public Posting: 26-0669. BUDGET AND FINANCE COMMITTEE REPORT relative to a legal services agreement with Colantuono, Highsmith & Whatley, PC to provide legal services associated with the case entitled Frakes v. City of Los Angeles, Los Angeles Superior Court (LASC) Case No. 26STCV07755. This matter is OPPOSED due to Los Angeles city government corruption. Table of Contents. 2026-6-18 Email re Parking Repairs. 2026-6-22 PC Approved LA Police Report re Power Property Mgmt Inc. 2026-6-19 Code Complaint 995103_compressed.pdf. 2026-6-11 Letter to Owner PDF 2. 2026-6-9 Exchange with Tech Support. 2026-6-8 email to owner.pdf. 2026-6-2 PDF PC Copy Letter to Social security re Kaiser. 2026-1-6 WP Email Questions to city employee Steven Harrison. From Geary J. Johnson. 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 .

Table of Contents.

2026-6-18 Email re Parking Repairs

2026-6-22 PC Approved LA Police Report re Power Property
Mgmt Inc

2026-6-19 Code Complaint 995103_compressed.pdf

2026-6-11 Letter to Owner PDF 2

2026-6-9 Exchange with Tech Support

2026-6-8 email to owner.pdf

2026-6-2 PDF PC Copy Letter to Social security re Kaiser

2026-1-6 WP Email Questions to city employee Steven Harrison

From Geary J. Johnson

Re: June 18 Thursday 2026 . Parking lot repair and door keys.UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS. Doctor Letter and Court filings

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

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org

Bcc: hairylegs27@gmail.com

Date: Thursday, June 18, 2026 at 05:46 PM PDT

PARKING LOT REPAIR

The owner has announced parking lot repairs for Wednesday, June 24. See notice.

REAR DOOR KEYPAD. UNSAFE CONDITIONS

Tenants have a key to the rear door of the building. There is also a keypad. A keypad, however, has not been working for a number of months and there's been no attempt to repair it. I know here for tenants that do not know, the key to the rear door is not the same as the key to the front door. Also, the rear door of the building is frequently left open, and sometimes a tenant will put a mat in the door, which is a slip and fall hazard, or they will put toilet tissue in the lock mechanism so the door stays unlocked. I'm not sure why this is happening with the Manager resident has made no attempt to do anything about it. Besides the fact that the Manager is not taking action, apparently there is either a tenant who has lost their key, or there is a tenant who is not a legal tenant and they are attempting to leave their door open so they can come and go. Either way there needs to be action taken by the owner of the property.

FRONT BUILDING DOOR KEY AND WIFI ENTRY

The owner supplies Wi-Fi to the building or at least to the front door and select tenants. There has always been a door entry system, whether it is Wi-Fi or wired. Currently the owner has apparently blocked access to using the front door of the building with a key. There has been no announcement to the tenants. In the meantime, I can only guess that tenants are

expected to only use the Wi-Fi keypad to enter the building. The problem here is that the picture shows that the key entry to the building is still there. It should be in use or it should be capped. As a request for reasonable accommodation I request that the door key be in use along with the Wi-Fi keypad. Recently I went to use my key and I had not been told that the lock it was either broken or not working. My key became stuck in the door and I was not aware there had been other tenants who were having the same problem. I was not able to get my key out of the door for almost 45 minutes and I had to enlist the aid of another tenant. In the meantime, the AKUVOX door entry system would not work because the key was jammed in the hole. Once the other tenant was able to assist me to get my key out of the lock, the door was stuck open and the Wi-Fi AKUVOX was not working, and the door could not be shut nor could the lock be operational. This is a good reason why there should be a dual entry system. So either a tenant can use the key or the tenant can use the AKUVOX door entry system.

FYI, it was advertised online that rather than all tenants have the use of the Wi-Fi, only certain tenants have the use of the Wi-Fi system.

Also, it is very poor Management that the owner has not communicated to tenants that placing a key into the door can cause the Akuvox door entry system to jam.

This will be reported to code enforcement.

All rights reserved.

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

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)




2026-6-17 PPM notice of paving.pdf
388.9 kB



2026-6-18 Front door 1522 Hi Point.jpg
333.7 kB

Questions to city employee Steven Harrison- Senior Housing Inspector

From: G Johnson 

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@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; jeffrey.bull@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com

Date: Tuesday, January 6, 2026 at 06:43 PM PST

Dear Senior Inspector Steven Harrison:

1. I was able to get a copy of your December 16, 2025 letter to the property owner that you would not be following up on the notice to comply slated appnt for January 6 re the non-working intercoms. I was able to get a copy of your letter by paying for a copy in the Superior Court case summary. The USPS Informed Delivery proves that I was never mailed a copy of the Court document that contains your letter. Your letter as filed with the Court proves to the Public the involvement in this matter by Mayor Karen Bass and Council.
2. You mention that Power Property gave you a "response". Please forward me a copy of their "response and repair effort" as you stated. I note that the Artolier system is still in the unit 9 and has not been repaired or replaced. The Akuvox on the outside of the building is neither a replacement or update for the Artolier since the Artolier is still in the unit.
3. You state there will be no further oversight of the intercom issue. Please state why you have failed to order the replacement or repair of the Akuvox system? Please state did you view my video link showing the intercom function of Akuvox does not work?
4. Please state the section of the city building code---past or present---that refers to the two way communication system requirements that apply to this building.
5. Please state where is the interface in my unit that the building code requires the property owner to supply.

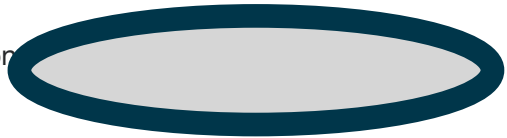
- 6. Please indicate have you read and understood the building code that applies to residential multifamily dwellings and the two way communications for tenants?
- 7. Since the Artolier is still in my unit, and not working, what repair effort was made that you allege the owner made?
- 8. I have provided you video evidence (ignored by you) that the Akuvox intercom function does not work. When did you inspect the Akuvox intercom function before your decision to close the investigation.
- 9. Please provide proof if you have any that I am legally obligated to provide any housing services at this address.
- 10. Please provide proof that you have legal responsibility for my personal cell phone and WiFi connection.
- 11. Please provide your reason for why you feel Black tenants in this building are not entitled to an interface (intercom indoor monitor) in these units?
- 12. Please state do you understand and comprehend English?

All rights reserved.

Geary Juan Johnson

Phone 

c: Luis Rodriguez@ Power Property Group.com
Bessy Cerna at Power Property Maintenance.com

On Tuesday, January 6, 2026 at 03:45:34 PM PST, G Johnson 

1. To whom it may concern: "I am not surprised that Steven Harrison – a Black man – is part of the cog in

the machinery that continues to deny Blacks full and equal housing services and I'm not surprised that Stephen Harrison is not able to read and comprehend English so that he would be able to view the video link below that (shows) that the Intercom system for both units is not working.

2. This is a review of today's court hearing case 25STSC03297 small claims against Hi Point 1522 LLC. The city government of Los Angeles is not named in this case as a defendant, but is mentioned in exhibits lodged with the court.
3. This review is meant to be indicative, but not all inclusive. I reserve the right to revise this upon a further examination of my notes.
4. I will probably refrain from going over my position statement on this simply because my position is well documented to the city for years and years and years.
5. It would seem like a simple matter, a very simple matter to ask for a repair and replacement of a Intercom system. It would seem like a very simple matter to ask for a reassignment from a single car stall to a tandem park stall. But in this case due to the intentional retaliation, racism, Nazi-KKK like actions, things cannot be that simple.
6. Lie lie lie. The racist City refuses to enforce the City building code Intercom two-way

communication law. Due to vicious racism.

7. Welcome to Los Angeles under Mayor Karen Bass.
8. Thomas Khammar appeared to represent the owner of the property Hi Point 1522 LLC. Khammar claimed that he had mailed documents to me and that I had received them. I told the court that I have received no documents from the Power Property Management. I have attached a copy of the documents that he claimed that he mailed to me and he did file those with the court. So since I did not have the documents, I could not comment on them to the court today. Khammar may not mention this in his documents, which were filed by one of the employees called Benjamin, but the documents may have been mailed out by certified mail, but the certified mail system by the United States post office shows that the documents were not delivered to me. I did note to the court that the documents were neither mailed nor faxed nor emailed or delivered in person but they could've done so if they wanted to otherwise I had no specific clue that any documents were being mailed to me. The documents that the owner filed with the court attached show that they were mailed allegedly to me by some type of legal service, but there's no way there would've been no way for me to tell that the documents were coming to me from the owner. I have complained that it was improper and biased for the judge to have told the owner of the property to mail me a certified letter.
9. I noticed to the court that the owner has been in the property over six times the last three months and no documents were given to me during those times or at yesterday's visit.
10. I also noted to the court that the owner had been in the property over six times the last three months and no repairs were made to the Intercom system.
11. Kamar said that the City code enforcement sent him an email saying that they were not going to further inspect the Intercom system as scheduled for today at 1:30 PM. However, no one in code enforcement notified me that they were not coming out for the inspection. No one from code enforcement emailed me that they were not going to enforce the nonworking Intercom system. Code enforcement seems to have taken the position that the Intercom system is working, in spite of the evidence to the contrary.
12. I have taken videos of the nonworking Intercom systems two systems as of January 1 and those videos have been ignored by the city government.
13. Khammar claims to present evidence to the court that my roommate has been using the intercom system. But a careful review of the evidence shows that my roommate has been using the door entry system, but there's no evidence he has been using the intercom system, which are two separate parts of the device.
14. Khammar said that if I want a tandem Park install that they would charge me \$150 per month. I noted to the court that the previous owner stated that it would be \$50 more per month for the tandem parking stall. I also know that charging me \$150 for parking results in an illegal rent increase. There was no indication at the hearing that Thomas Khammar had ever told me of the \$150 charge and he denied saying at a previous hearing that we already had a tandem parking stall. So this man is just full of lies and lies and lies. I doubt very seriously if he's going to put the \$150 offer in writing but that's how racism works.
15. Khammar felt that I should be using my cell phone to access the Intercom function. My documents to the court show that the owner of the property is obligated to provide the indoor monitor for use of the Intercom and that I do not have any legal obligation to use my personal cell phone for purposes of the owners Intercom system.
16. Khammar mentioned that the city government has been implicated in housing racism based on his view of articles on the worldwide Internet.
17. The Judge will issue a ruling in the next few weeks.
18. Steven Harrison is the City employee who claims in the December 16 2025 email to the owner: code enforcement had reviewed and accepted your response and repair effort for the updated Intercom system provided for the residence through our reinspection activities. Conducted thus far. There will be no further code enforcement oversight of the Intercom issue." I am not surprised that Steven Harrison – a Black man – is part of the cog in the machinery that continues to deny Blacks full and equal housing services and I'm not surprised that Stephen Harrison is not able to read and comprehend English so that he would be able to view the video link below that shows that the Intercom system for both units is not working. I am just not surprised. I told Stephen

Harrison in person that I do not have any legal obligation to provide my cell phone or Wi-Fi for purposes of the owner; I do not have such an agreement with the owner or with the city or with the Intercom manufacturer. I am not surprised that Stephen Harris does not understand and comprehend English.

19. The Judge was such an asshole---SUCH AN ASSHOLE---that when I said, I did not receive in any letter in the mail, she simply said well you need to check and see why your mail is not getting through. And I have the USPS service which shows any first class mail that's coming to me and nothing shows from Power Property.

I believe it is through the racism, retaliation and incompetence of city government code enforcement housing employees that I don't have a working Intercom system. I will be filing another code enforcement complaint and consider filing a claim for damages against the city government.

Is Steven Harrison able to quote the landlord obligations under the City building code on two way communication systems (intercoms) in residential multifamily dwellings? Steven Harrison needs to be fired.

All rights reserved

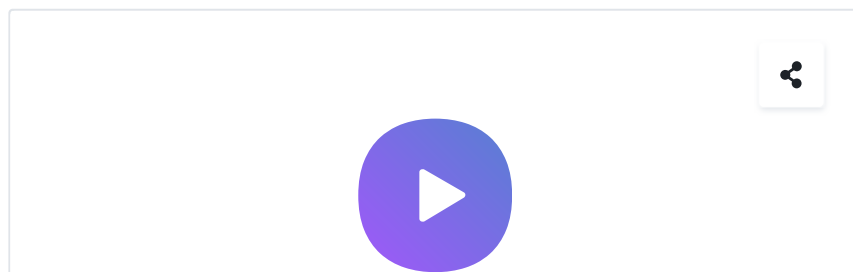
Geary Juan Johnson
1522 Hi Point St 9
Los Angeles, CA. 90035
Phone 323-099

c: Benjamin Renkainen, Power Field Inspector, Racist Among Us, Power Property Inc.

Latest Video on Non-working Intercoms- December 25, 2025

"Intercoms Update Dec 2025 Still Not working courtesy Mayor Karen Bass" <https://youtu.be/t8zw0NhfY>

[Intercoms Update Dec 2025 Still Not working courtesy Mayor Karen Bass](https://youtu.be/t8zw0NhfY)





**Intercoms Update Dec 2025 Still Not working
courtesy Mayor Karen Bass**



2023-8-3 Letter Random RL Published.pdf
169.2 kB



2025-12-18 Declare PPM Ben re 3297.pdf
6.3 MB

**Re: June 8 Monday 2026 UPDATE REQUEST FOR FEDERAL INTERVENTION.
TODAY'S HOUSING REQUESTS**

2 messages

G Johnson <tainmount@sbcglobal.net>

Mon, Jun 8, 2026 at 5:35 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>, "oigcompl@lapd.online" <oigcompl@lapd.online>, "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.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>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>

To whom it may concern, and Mayor Karen Bass.

Here is a copy of today's code violation complaint, city case number 993482 (attached).

The housing code enforcement department is still not enforcing the city accessible housing services building mandates, and my requested reasonable housing accommodations.

The city government is not in compliance with its obligations for the use of federal monies.

As the property owner Hi Point 1522 LLC is claiming financial hardship, the City needs to order him to release his accounting records for public inspection.

CODE VIOLATION COMPLAINT ADDITIONAL COMMENTS 993482:

June 8, 2026 Monday Word count 1540.

Los Angeles California.Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles, CA. 90035](#).

This new code violation complaint is filed because the housing services requested have not been provided.

Since April 2025, and over fourteen months, it takes the City government this much time to use federal funds and NOT order the HUD contractor property owner to supply the accessible housing services requested.

As a tenant who is Black, male, and disabled, I file the complaint; the city housing closes them, I continue to pay rent, the housing services are not supplied, and I continue to complain and seek redress from government officials. The game the city plays: file the complaint, the city trashes the complaint, the city reduces the complaint to three words, the city schedules inspection for possible 30 days later, the city codes not issue notice to comply, then the cycle repeats itself. The city purpose is to perpetuate the complaints, not provide housing services.

This list of city filed code violation complaints is indicative but not all inclusive.

By not ordering or providing these services requested, the City Los Angeles government acts in concert with the owner to create barriers for me to accessible housing services. For example, requirements for door viewers (peepholes or view ports) in Los Angeles became law for residential occupancies in 1976 with the adoption of the Uniform Building Security Code. This property owner installed unit door viewers between 1972 and 2014. There was no extra or separate charge to tenants; installation labor and parts repairs were included in the rent paid.

June 5 2026

#993191

(New evidence parking lot faded numbers and repaving needed. This was not in the previous code violation complaint.)

April 16, 2026.

985965.

April 1, 2026.

983423.

March 21, 2026.

981934.

Feb 11, 2026.

976250.

January 6, 2026

970338

December 8, 2025.

965335.

November 11, 2025.

961003.

October 1, 2025.

953839.

September 18 2025.

952902.

August 28, 2025.

951327.

July 13 2025.

945381.

May 7 2025.

Notes: The city code enforcement sent an inspector out Tuesday May 6, 2025 about 1:45 pm and this shall be a memorialization of that inspection of this property at [1522 S. Hi Point St 90035](#).

The inspector Mark Bridge said he did not have copies of the two recent complaints I filed with code enforcement, numbered 932473 and 934688. He asked me to explain the issues. He said the department does not give the inspectors copies of the complaint.

934688.

4/23/2025. 490 words.

I note here that the owner supplies a key to the mailbox, the owner supplies a clicker for the parking gate, the owner supplies a key to the front door. There's no extra charge for any of these keys or clickers and yet the owner maintains without any written directive that I have to incur the cost to provide a cell phone and Wi-Fi in order to use the owner supplied AKUVOX system. I am not legally obligated to purchase a cell phone and Wi-Fi in order to use the owner supplied housing services.

932473.

4/5/2025.

June 5, 2026 Friday. Los Angeles California. Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles. CA. 90035](#).

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)

1. Word Count 787.
2. This is to verify city employees have scheduled an inspection of this property for June 30, 2026 at 1:00 pm.
3. I am told by city employees that city employees routinely redact or cut off submitted code violation complaints under the direction of Mayor Karen Bass, so that a 1400 word submission may be reduced to 10 words. The public is not told of this redaction and does not find out unless they submit a public records request.
4. The facts in this complaint have been emailed to the following city employees including but not limited to code enforcement inspectors as well as LADBS 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

5. The parking lot needs repaving.
6. The parking lot space numbering is faded in spots and needs repaving.
7. The COO for the building requires 27 parking stalls. There are only 26 parking stalls.
8. 8. Intercom System Functionality The building's entry system is a Wi-Fi based audio/visual door entry and intercom that requires an indoor monitor for tenants to receive audio and video communication and to grant access to visitors. At present, no indoor monitor has been provided in my unit, making the system unusable. Without the monitor, I cannot see or communicate with visitors at the entry door. This issue is particularly significant given my mobility limitations and difficulty quickly reaching the entrance. Providing the indoor monitor necessary to operate the installed intercom system would restore functionality and allow equal access to the building entry system. Six push buttons on the Akuvox door entry system are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. There is no required signage to indicate how to use the Akuvox. The video I supplied show some of the buttons do not function.
9. This complaint is based on any and all applicable building codes, present as well as those codes that existed when the building was built in 1972.
10. This complaint is based on all accessibility local building code requirements.
11. The manufacturer of the Akuvox door entry intercom has informed me that the intercom works by having a Wi-Fi connection in the tenant unit. A previous wired monitor in my unit was viewed by city housing inspectors including Steven Harrison circa between July 2025 and December 2025, where Harrison was told the Artolier unit does not work. There is no tenant unit substation connecting the outside Akuvox to the tenant such as myself; a smart phone can be used says the manufacturer, but city documents show the owner of the property has not supplied a smartphone to use the Akuvox. The city building code, however, mandates an interface or monitor be installed in the unit to use the Akuvox. The owner has not provided a smartphone (optional), WiFi, or the city mandated interface in the tenant unit.
12. Karen (city employee) commented about my request for a handicapped parking stall, but was not knowledgeable what the applicable building code says and simply said the inspector told the owner request for a handicapped stall was not in the original CFO. I disagreed with that position because it is the tenant right to request an accessible parking. For the City not to assist in providing a reasonable accommodations is a misuse of federal funds.
13. There is no accessible wheelchair level door viewer (peep hole) at my apartment door.
14. The City government has actual and constructive knowledge of my disabilities.
15. There is no accessible parking stall on the property, as requested by me, and as mandated by applicable city code.
16. The city employees have been told that the property owner claims that an accessible handicapped parking stall would cost the tenant \$150 per month, but the owner has not provided proof of financial hardship, not provided the application for the handicapped parking.
17. City employees have not made a diligent effort to assure these accessibility requirements are met by the property owner.
18. Summary: repairs needed accessible unit door viewer, accessible handicapped parking stall, accessible intercom unit interface/monitor, parking lot repaving.

June 8, 2026 Monday Los Angeles California. Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles. CA. 90035](#). Word count 1540.

All rights reserved.

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

 **2026-6-8 Scanned code violation 993482.pdf**
6337K

Davey GJuanvaldez <hairylegs27@gmail.com>

Wed, Jun 10, 2026 at 9:30 AM

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

I note that news of this appears on various city council agenda items under "communications from the public". Under city council file system. Here are links to some of the published documents.

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

[Quoted text hidden]

 **2026-6-8 Scanned code violation 993482.pdf**
6337K

June 11, 2026

RE: Request for Owner-Provided Residential Dwelling Unit Intercom Interface and Reasonable Accommodation

Dear Property Owner Hi Point 1522 LLC, et al:

This letter concerns the building entry intercom system and the owner's position that I must purchase an indoor monitor/interface or use my personal smartphone in order to access the building's replacement Wi-Fi-based intercom system.

1. The tenancy included an owner-provided in-unit intercom station.
2. The owner removed that functionality.
3. The owner now demands that the tenant purchase equipment or use personal technology to restore the same functionality.
4. The lease contains no such obligation.
5. Accessibility provisions contemplate a dwelling-unit interface connected to the common-use entry system.
6. Because of the tenant's disability, an owner-provided in-unit interface is also a reasonable accommodation.

Historically, the building's entry communication system consisted of two components: (1) an exterior entry panel located at the building entrance and (2) an interior dwelling-unit station located inside my apartment. The interior unit station allowed communication with visitors and operation of the building entry system. The cost of the interior station was not charged separately to tenants and was provided as part of the housing services associated with the tenancy.

The owner has replaced the prior system with a Wi-Fi-based intercom system. However, no residential dwelling-unit monitor or interface has been provided within my unit. Instead, I have been informed that I must either purchase an indoor monitor at my own expense or rely upon a smartphone application to access and operate the system.

I respectfully disagree with the position that I am responsible for purchasing equipment necessary to access and use the building's entry communication system.

The intercom system is a building-provided housing service. Although the owner may modernize, upgrade, repair, or replace the system, replacement of the system should not result in shifting the cost of the dwelling-unit interface from the owner to the tenant. My rental agreement does not require me to purchase an indoor monitor, maintain a smartphone, maintain internet service, download proprietary applications, or provide personal equipment in order to use a housing service previously supplied by the owner.

In addition, California accessibility provisions governing communication systems contemplate both a common-use entry interface and a residential dwelling-unit interface capable of communicating with that system. While I understand there may be differing interpretations regarding the precise technical means of compliance, the accessibility regulations recognize the existence of a residential dwelling-unit interface associated with the dwelling unit.

The need for an owner-provided dwelling-unit interface is also related to my disability and my previously submitted requests for reasonable accommodation. Due to my disability, I require the ability to communicate with visitors and control building entry from within my dwelling unit through an accessible and reliable interface that is part of the building's communication system. Requiring me to purchase personal equipment, maintain a compatible smartphone, rely upon proprietary software applications, or otherwise provide my own technology does not provide an equivalent level of access to the housing service previously supplied by the owner.

The prior intercom system included an in-unit communication device supplied and maintained by the owner. The removal of that device and the failure to provide a replacement dwelling-unit interface has reduced my ability to independently and effectively use the building's entry communication system from within my apartment.

As a reasonable accommodation, I request that the owner provide, install, maintain, and pay for a functional residential dwelling-unit interface,

including any necessary monitor, station, receiver, or similar device required for communication with visitors and operation of the building entry system from within my dwelling unit.

As previously explained, the availability of a smartphone application is not an adequate substitute for an owner-provided dwelling-unit interface. A smartphone is personal property, is not part of the rental premises, may not always be available or operational, and is not required by the rental agreement as a condition of accessing building-provided housing services.

The manufacturer's design and documentation demonstrate that the E16 system is intended to support dedicated residential indoor monitors as a standard component of the intercom system. The availability of a smartphone application does not convert the indoor monitor into a tenant responsibility nor establish that a resident-owned smartphone is an equivalent substitute for an owner-provided dwelling-unit interface.

Manufacturer documentation describes the E16 as part of an intercom system capable of communicating with dedicated residential indoor monitors that provide audio communication, video monitoring, and door-release functions. The manufacturer separately offers numerous compatible indoor monitor devices as standard components of its residential intercom systems. The existence of a smartphone application does not eliminate the role of the dwelling-unit interface; rather, the application is merely one optional method of communication. The owner's decision to install an Akuvox E16 system does not transfer responsibility to tenants to purchase the residential interface necessary to utilize the building's entry communication system.

The lease does not require ownership of a smartphone.

The lease does not require maintaining internet service.

The lease does not require downloading proprietary applications.

The lease does not require tenants to purchase hardware in order to use building-

provided access-control systems.

The landlord cannot assume every resident possesses compatible technology.

The building provided a front-entry intercom system.

The building provided an indoor unit station/interface inside the apartment.

Tenants paid no separate fee for the indoor station.

The landlord replaced the system with a Wi-Fi-based system.

The replacement system cannot be fully used from inside the unit unless the tenant

purchases an indoor monitor or uses a personal smartphone.

The landlord previously supplied a complete building-entry communication system consisting of an exterior entry panel and an interior dwelling-unit station. The landlord may modernize or replace the system, but may not shift the cost of the dwelling-unit interface onto the tenant or require the tenant to purchase personal equipment in order to receive substantially equivalent access to the building entry system.

The building's entry intercom system has historically consisted of both an exterior entry panel and an interior dwelling-unit interface supplied by the owner as part of the rental housing service. The owner's replacement of the system does not authorize shifting the cost of the dwelling-unit interface to the tenant or requiring the tenant to purchase and maintain personal equipment, such as a smartphone, internet service, or proprietary application, in order to access a housing service previously provided by the owner. Furthermore, California accessibility provisions governing communication systems contemplate both a common-use system interface and a residential dwelling-unit interface.

I maintain therefore that the owner remains responsible for providing a functional dwelling-unit interface connected to the building entry system and may not require the tenant to purchase that interface separately.

I therefore request written confirmation within fifteen (15) days that the owner will provide and install an owner-funded residential dwelling-unit interface compatible with the building's intercom system.

This request is made as both a request for restoration of a housing service previously provided as part of the tenancy and a request for reasonable

accommodation under applicable fair housing and disability laws. Nothing in this letter shall be construed as a waiver of any rights or remedies available under landlord-tenant, accessibility, fair housing, disability, or other applicable laws.

Sincerely,

Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099

References

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

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 **995103**

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.

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

COMPLAINT DETAILS

All fields marked with an asterisk (*) are required.

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ILLEGAL CONSTRUCTION



Violation Type: *

Select Violation Type



Selected Violation Types: *

Construction performed without permits

Remove from List

(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:

Los Angeles Code Violation Complaint 995103.

June 19, 2026. I am a Black senior citizen with a disability. Complaints to the City department of disability and accessibility have not resulted in the services being provided. I live in unit 9. I am also reporting another unit 8, where construction was performed without permits. In unit 8, the unit was demolished, then complete plumbing and electrical was replaced. I do not live in unit 8. No permits were pulled. In addition, the gate for the parking lot almost on a weekly basis is not working. One day it works, then another day it does not. For months. Geary J. Johnson. I can supply dates and pictures of days the gate did not work. Stuck open or stuck closed. Word count 130. June 19, 2026. All rights reserved.



LOS ANGELES POLICE DEPARTMENT P1 SUMMARY INCIDENT REPORT



REPORT NUMBER: C269022140

INCIDENT INFORMATION						
CC CODE 9846	INCIDENT TYPE Vandalism (\$400 Or More)	INITIA SUPP	<input checked="" type="checkbox"/>	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				

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

INCIDENT IMAGE



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

**Re: June 8 Monday 2026 UPDATE REQUEST FOR FEDERAL INTERVENTION.
TODAY'S HOUSING REQUESTS**

2 messages

G Johnson <tainmount@sbcglobal.net>

Mon, Jun 8, 2026 at 5:35 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>, "oigcompl@lapd.online" <oigcompl@lapd.online>, "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.blumenfeld@lacity.org" <bob.blumenfeld@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.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>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>

To whom it may concern, and Mayor Karen Bass.

Here is a copy of today's code violation complaint, city case number 993482 (attached).

The housing code enforcement department is still not enforcing the city accessible housing services building mandates, and my requested reasonable housing accommodations.

The city government is not in compliance with its obligations for the use of federal monies.

As the property owner Hi Point 1522 LLC is claiming financial hardship, the City needs to order him to release his accounting records for public inspection.

CODE VIOLATION COMPLAINT ADDITIONAL COMMENTS 993482:

June 8, 2026 Monday Word count 1540.

Los Angeles California. Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles, CA. 90035](#).

This new code violation complaint is filed because the housing services requested have not been provided.

Since April 2025, and over fourteen months, it takes the City government this much time to use federal funds and NOT order the HUD contractor property owner to supply the accessible housing services requested.

As a tenant who is Black, male, and disabled, I file the complaint; the city housing closes them, I continue to pay rent, the housing services are not supplied, and I continue to complain and seek redress from government officials. The game the city plays: file the complaint, the city trashes the complaint, the city reduces the complaint to three words, the city schedules inspection for possible 30 days later, the city codes not issue notice to comply, then the cycle repeats itself. The city purpose is to perpetuate the complaints, not provide housing services.

This list of city filed code violation complaints is indicative but not all inclusive.

By not ordering or providing these services requested, the City Los Angeles government acts in concert with the owner to create barriers for me to accessible housing services. For example, requirements for door viewers (peepholes or view ports) in Los Angeles became law for residential occupancies in 1976 with the adoption of the Uniform Building Security Code. This property owner installed unit door viewers between 1972 and 2014. There was no extra or separate charge to tenants; installation labor and parts repairs were included in the rent paid.

June 5 2026

#993191

(New evidence parking lot faded numbers and repaving needed. This was not in the previous code violation complaint.)

April 16, 2026.

985965.

April 1, 2026.

983423.

March 21, 2026.

981934.

Feb 11, 2026.

976250.

January 6, 2026

970338

December 8, 2025.

965335.

November 11, 2025.

961003.

October 1, 2025.

953839.

September 18 2025.

952902.

August 28, 2025.

951327.

July 13 2025.

945381.

May 7 2025.

Notes: The city code enforcement sent an inspector out Tuesday May 6, 2025 about 1:45 pm and this shall be a memorialization of that inspection of this property at [1522 S. Hi Point St 90035](#).

The inspector Mark Bridge said he did not have copies of the two recent complaints I filed with code enforcement, numbered 932473 and 934688. He asked me to explain the issues. He said the department does not give the inspectors copies of the complaint.

934688.

4/23/2025. 490 words.

I note here that the owner supplies a key to the mailbox, the owner supplies a clicker for the parking gate, the owner supplies a key to the front door. There's no extra charge for any of these keys or clickers and yet the owner maintains without any written directive that I have to incur the cost to provide a cell phone and Wi-Fi in order to use the owner supplied AKUVOX system. I am not legally obligated to purchase a cell phone and Wi-Fi in order to use the owner supplied housing services.

932473.

4/5/2025.

June 5, 2026 Friday. Los Angeles California. Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles. CA. 90035](#).

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)

1. Word Count 787.
2. This is to verify city employees have scheduled an inspection of this property for June 30, 2026 at 1:00 pm.
3. I am told by city employees that city employees routinely redact or cut off submitted code violation complaints under the direction of Mayor Karen Bass, so that a 1400 word submission may be reduced to 10 words. The public is not told of this redaction and does not find out unless they submit a public records request.
4. The facts in this complaint have been emailed to the following city employees including but not limited to code enforcement inspectors as well as LADBS 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

5. The parking lot needs repaving.
6. The parking lot space numbering is faded in spots and needs repaving.
7. The COO for the building requires 27 parking stalls. There are only 26 parking stalls.
8. 8. Intercom System Functionality The building's entry system is a Wi-Fi based audio/visual door entry and intercom that requires an indoor monitor for tenants to receive audio and video communication and to grant access to visitors. At present, no indoor monitor has been provided in my unit, making the system unusable. Without the monitor, I cannot see or communicate with visitors at the entry door. This issue is particularly significant given my mobility limitations and difficulty quickly reaching the entrance. Providing the indoor monitor necessary to operate the installed intercom system would restore functionality and allow equal access to the building entry system. Six push buttons on the Akuvox door entry system are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. There is no required signage to indicate how to use the Akuvox. The video I supplied show some of the buttons do not function.
9. This complaint is based on any and all applicable building codes, present as well as those codes that existed when the building was built in 1972.
10. This complaint is based on all accessibility local building code requirements.
11. The manufacturer of the Akuvox door entry intercom has informed me that the intercom works by having a Wi-Fi connection in the tenant unit. A previous wired monitor in my unit was viewed by city housing inspectors including Steven Harrison circa between July 2025 and December 2025, where Harrison was told the Artolier unit does not work. There is no tenant unit substation connecting the outside Akuvox to the tenant such as myself; a smart phone can be used says the manufacturer, but city documents show the owner of the property has not supplied a smartphone to use the Akuvox. The city building code, however, mandates an interface or monitor be installed in the unit to use the Akuvox. The owner has not provided a smartphone (optional), WiFi, or the city mandated interface in the tenant unit.
12. Karen (city employee) commented about my request for a handicapped parking stall, but was not knowledgeable what the applicable building code says and simply said the inspector told the owner request for a handicapped stall was not in the original CFO. I disagreed with that position because it is the tenant right to request an accessible parking. For the City not to assist in providing a reasonable accommodations is a misuse of federal funds.
13. There is no accessible wheelchair level door viewer (peep hole) at my apartment door.
14. The City government has actual and constructive knowledge of my disabilities.
15. There is no accessible parking stall on the property, as requested by me, and as mandated by applicable city code.
16. The city employees have been told that the property owner claims that an accessible handicapped parking stall would cost the tenant \$150 per month, but the owner has not provided proof of financial hardship, not provided the application for the handicapped parking.
17. City employees have not made a diligent effort to assure these accessibility requirements are met by the property owner.
18. Summary: repairs needed accessible unit door viewer, accessible handicapped parking stall, accessible intercom unit interface/monitor, parking lot repaving.

June 8, 2026 Monday Los Angeles California. Attach to code violation complaint from Geary J. Johnson at [1522 Hi Point St 9, Los Angeles. CA. 90035](#). Word count 1540.

All rights reserved.

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

 **2026-6-8 Scanned code violation 993482.pdf**
6337K

Davey GJuanvaldez <hairylegs27@gmail.com>

Wed, Jun 10, 2026 at 9:30 AM

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

I note that news of this appears on various city council agenda items under "communications from the public". Under city council file system. Here are links to some of the published documents.

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

[Quoted text hidden]

 **2026-6-8 Scanned code violation 993482.pdf**
6337K

June 11, 2026

RE: Request for Owner-Provided Residential Dwelling Unit Intercom Interface and Reasonable Accommodation

Dear Property Owner Hi Point 1522 LLC, et al:

This letter concerns the building entry intercom system and the owner's position that I must purchase an indoor monitor/interface or use my personal smartphone in order to access the building's replacement Wi-Fi-based intercom system.

1. The tenancy included an owner-provided in-unit intercom station.
2. The owner removed that functionality.
3. The owner now demands that the tenant purchase equipment or use personal technology to restore the same functionality.
4. The lease contains no such obligation.
5. Accessibility provisions contemplate a dwelling-unit interface connected to the common-use entry system.
6. Because of the tenant's disability, an owner-provided in-unit interface is also a reasonable accommodation.

Historically, the building's entry communication system consisted of two components: (1) an exterior entry panel located at the building entrance and (2) an interior dwelling-unit station located inside my apartment. The interior unit station allowed communication with visitors and operation of the building entry system. The cost of the interior station was not charged separately to tenants and was provided as part of the housing services associated with the tenancy.

The owner has replaced the prior system with a Wi-Fi-based intercom system. However, no residential dwelling-unit monitor or interface has been provided within my unit. Instead, I have been informed that I must either purchase an indoor monitor at my own expense or rely upon a smartphone application to access and operate the system.

I respectfully disagree with the position that I am responsible for purchasing equipment necessary to access and use the building's entry communication system.

The intercom system is a building-provided housing service. Although the owner may modernize, upgrade, repair, or replace the system, replacement of the system should not result in shifting the cost of the dwelling-unit interface from the owner to the tenant. My rental agreement does not require me to purchase an indoor monitor, maintain a smartphone, maintain internet service, download proprietary applications, or provide personal equipment in order to use a housing service previously supplied by the owner.

In addition, California accessibility provisions governing communication systems contemplate both a common-use entry interface and a residential dwelling-unit interface capable of communicating with that system. While I understand there may be differing interpretations regarding the precise technical means of compliance, the accessibility regulations recognize the existence of a residential dwelling-unit interface associated with the dwelling unit.

The need for an owner-provided dwelling-unit interface is also related to my disability and my previously submitted requests for reasonable accommodation. Due to my disability, I require the ability to communicate with visitors and control building entry from within my dwelling unit through an accessible and reliable interface that is part of the building's communication system. Requiring me to purchase personal equipment, maintain a compatible smartphone, rely upon proprietary software applications, or otherwise provide my own technology does not provide an equivalent level of access to the housing service previously supplied by the owner.

The prior intercom system included an in-unit communication device supplied and maintained by the owner. The removal of that device and the failure to provide a replacement dwelling-unit interface has reduced my ability to independently and effectively use the building's entry communication system from within my apartment.

As a reasonable accommodation, I request that the owner provide, install, maintain, and pay for a functional residential dwelling-unit interface,

including any necessary monitor, station, receiver, or similar device required for communication with visitors and operation of the building entry system from within my dwelling unit.

As previously explained, the availability of a smartphone application is not an adequate substitute for an owner-provided dwelling-unit interface. A smartphone is personal property, is not part of the rental premises, may not always be available or operational, and is not required by the rental agreement as a condition of accessing building-provided housing services.

The manufacturer's design and documentation demonstrate that the E16 system is intended to support dedicated residential indoor monitors as a standard component of the intercom system. The availability of a smartphone application does not convert the indoor monitor into a tenant responsibility nor establish that a resident-owned smartphone is an equivalent substitute for an owner-provided dwelling-unit interface.

Manufacturer documentation describes the E16 as part of an intercom system capable of communicating with dedicated residential indoor monitors that provide audio communication, video monitoring, and door-release functions. The manufacturer separately offers numerous compatible indoor monitor devices as standard components of its residential intercom systems. The existence of a smartphone application does not eliminate the role of the dwelling-unit interface; rather, the application is merely one optional method of communication. The owner's decision to install an Akuvox E16 system does not transfer responsibility to tenants to purchase the residential interface necessary to utilize the building's entry communication system.

The lease does not require ownership of a smartphone.

The lease does not require maintaining internet service.

The lease does not require downloading proprietary applications.

The lease does not require tenants to purchase hardware in order to use building-

provided access-control systems.

The landlord cannot assume every resident possesses compatible technology.

The building provided a front-entry intercom system.

The building provided an indoor unit station/interface inside the apartment.

Tenants paid no separate fee for the indoor station.

The landlord replaced the system with a Wi-Fi-based system.

The replacement system cannot be fully used from inside the unit unless the tenant

purchases an indoor monitor or uses a personal smartphone.

The landlord previously supplied a complete building-entry communication system consisting of an exterior entry panel and an interior dwelling-unit station. The landlord may modernize or replace the system, but may not shift the cost of the dwelling-unit interface onto the tenant or require the tenant to purchase personal equipment in order to receive substantially equivalent access to the building entry system.

The building's entry intercom system has historically consisted of both an exterior entry panel and an interior dwelling-unit interface supplied by the owner as part of the rental housing service. The owner's replacement of the system does not authorize shifting the cost of the dwelling-unit interface to the tenant or requiring the tenant to purchase and maintain personal equipment, such as a smartphone, internet service, or proprietary application, in order to access a housing service previously provided by the owner. Furthermore, California accessibility provisions governing communication systems contemplate both a common-use system interface and a residential dwelling-unit interface.

I maintain therefore that the owner remains responsible for providing a functional dwelling-unit interface connected to the building entry system and may not require the tenant to purchase that interface separately.

I therefore request written confirmation within fifteen (15) days that the owner will provide and install an owner-funded residential dwelling-unit interface compatible with the building's intercom system.

This request is made as both a request for restoration of a housing service previously provided as part of the tenancy and a request for reasonable

accommodation under applicable fair housing and disability laws. Nothing in this letter shall be construed as a waiver of any rights or remedies available under landlord-tenant, accessibility, fair housing, disability, or other applicable laws.

Sincerely,

Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099

References

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

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 **995103**

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.

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

COMPLAINT DETAILS

All fields marked with an asterisk (*) are required.

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ILLEGAL CONSTRUCTION



Violation Type: *

Select Violation Type



Selected Violation Types: *

Construction performed without permits

Remove from List

(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:

Los Angeles Code Violation Complaint 995103.

June 19, 2026. I am a Black senior citizen with a disability. Complaints to the City department of disability and accessibility have not resulted in the services being provided. I live in unit 9. I am also reporting another unit 8, where construction was performed without permits. In unit 8, the unit was demolished, then complete plumbing and electrical was replaced. I do not live in unit 8. No permits were pulled. In addition, the gate for the parking lot almost on a weekly basis is not working. One day it works, then another day it does not. For months. Geary J. Johnson. I can supply dates and pictures of days the gate did not work. Stuck open or stuck closed. Word count 130. June 19, 2026. All rights reserved.



LOS ANGELES POLICE DEPARTMENT P1 SUMMARY INCIDENT REPORT



REPORT NUMBER: C269022140

INCIDENT INFORMATION						
CC CODE 9846	INCIDENT TYPE Vandalism (\$400 Or More)	INITIA SUPP	<input checked="" type="checkbox"/>	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				

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

INCIDENT IMAGE



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

Re: ESCALATION HK. Case #INC26500359 KP.ORG

From: G Johnson (tainmount@sbcglobal.net)

To: tier2websupport@kp.org

Date: Wednesday, June 10, 2026 at 08:53 PM PDT

Here is the retaliation I faced from Kaiser urologist Barasanti and this is what he wrote May 22 2025, to the Kaiser portal.

YAGIL BARAZANI MD YAGIL BARAZANI MD YAGIL BARAZANI MD

To: Geary J Johnson (Viewed)

May 22, 2025 at 06:44:00 AM

Kaiser Permanente is committed to ensuring a safe, secure, and respectful environment. It is our expectation that all individuals demonstrate civil and respectful behavior in all care settings including email. The language in your email is offensive and violates the Kaiser Permanente Code of Conduct. You are expected to use the Kp.org messaging feature only for relevant and brief communications with your care providers. If you fail to do so, Kaiser Permanente will remove your access to kp.org, and require you to communicate with us through the telephone or in-person visits. We appreciate your cooperation in this matter.

YAGIL BARAZANI MD

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, June 9, 2026 at 10:10:54 PM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Dear Geary,

Thank you for the follow up. We have sent this to our legal advisor for threat management for his review.

Additionally, I have escalated this case to the department who is currently reviewing if they can update the corrections/permissions for your KP.ORG account, so the compose message button gets enabled for you.

I truly appreciate your cooperation while I am trying to get things fixed for you.

Regards,

Anjali Kumari

KP Digital Member Support Services (KDMSS)

Transformation and Operations

KP Digital Technologies

Kaiser Permanente

Information Technology

From: G Johnson <tainmount@sbcglobal.net>
Sent: Monday, June 8, 2026 11:12 AM
To: Tier2WebSupport <Tier2WebSupport@kp.org>
Subject: Re: ESCALATION HK. Case #INC26500359 KP.ORG

I suggest maybe tomorrow or Wednesday that I give you my username and password and you can log into my account and see what I am seeing.

Also, this is a deliberate move by Kaiser. It is no way you can tell me that you cannot figure out what is going on.

Geary Juan Johnson

Phone 323-807-3099

On Friday, June 5, 2026 at 03:29:28 AM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Hello Geary,

We apologize for any inconvenience that may have occurred at your end.

While I am trying to dig deeper to the issue reported by you, I also wanted to share membership contact details with you so you can connect with them.

For assistance with any questions about your coverage information, demographic information, or any other account changes that need updating, please contact Member Services.

Member Services contact:

- Call the number located on the back of your Health Medical card.
- Click [here](#) for a list of Member Services contact numbers and hours of operation.

Thank you for your patience.

Sincerely,

Anjali Kumari

KP Digital Member Support Services (KDMSS)
Transformation and Operations
[KP Digital Technologies](#)

Kaiser Permanente

Information Technology

From: G Johnson <tainmount@sbcglobal.net>
Sent: Thursday, June 4, 2026 11:20 AM

To: Tier2WebSupport <Tier2WebSupport@kp.org>
Subject: Re: HK. Case #INC26500359 KP.ORG

Caution: This email came from outside Kaiser Permanente. Do not open attachments or click on links if you do not recognize the sender.

Do you have an email address for Kaiser Member Services? Please provide.

Geary Juan Johnson

Phone 323-807-3099

On Thursday, June 4, 2026 at 02:08:34 AM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Dear Geary,

Hello from Kaiser Permanente Technical Support. Thank you for your inquiry regarding the Message Center feature on kp.org. There are two reasons why you may be unable to reply to a message:

1. If the provider marks the message as "Conversation complete".
2. If the message is 30 days old.

While a provider should know, they may not realize that marking the message as "conversation complete" prevents you from replying to a message. Alternatively, some providers do utilize this feature so that a patient does not feel obligated to respond with a "thank you" that would then require another response from the provider.

You should be able to contact the physician by creating a new email message and choosing the physicians name in your email drop down list.

If you are still having problems or have questions, please let me know and include the name of the physician you are trying to email.

Sincerely,

Hema Kalokhe

IT Support Analyst

KP Digital Member Support Services (KDMSS)

Transformation and Operations

[KP Digital Technologies](#)

Kaiser Permanente

Information Technology

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. v.173.295 Thank you.

Social Security Administration re Medicare contractor
Social Security Administration
Office of Public Inquiries and Communications Support
1100 West High Rise
6401 Security Blvd.
Baltimore, MD 21235

To social security (re) fraud and waste

June 2, 2026

I have been a Kaiser patient off an on and off since (redacted) Recently, within the last six months, a doctor in the Urology Department threatened to turn off my access to the online Kaiser portal. As of today, after reporting this to Kaiser Member Services, I am not able to compose letters to Doctors on the portal, I am not able to reply to messages in the Inbox, and I am not able to file a grievance. I have spoken by phone to member services, and they are not able to ascertain the problem. There is also no Disability Accessibility compliance officer available to me. I also asked that a patient advocate be available at in person at visits and none was provided. I believe this is racial bias and retaliation because I complained to Kaiser portal about racism. Kaiser says to the portal under my page and under Current Health Issues: "Challenges to Adherence to Medical Recommendation". I am being punished because I am Black, male, and have a disability and because I have exercised my right to question treatment and my right to refuse treatment based on unqualified doctors' failure to answer my questions. Kaiser protocol says I can request the Doctor write or the Medical Records write a letter requesting a (RA) reasonable housing accommodation. Numerous Kaiser doctors including Dr. Siegel, Dr. Pathak, and Dr Thippavong refused to participate in the process, and no letter RA has been received. by me. I feel the actions of Kaiser employees in this regard amount to fraud, waste, and abuse. I have also voiced my concerns to the Kaiser Board of Directors. No one at Kaiser has alerted me by mail or phone that access to the online portal has been limited, and for what reasons. June 2, 2026.

(MRN (redacted))

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

C:

Medical Board of California

Central Complaint Unit
2005 Evergreen Street, Suite 1200
Sacramento, CA 95815-5401

Kaiser Permanente Grievance

Shital Desai, MD
1 Kaiser Plaza,
Oakland, CA 94612

Re: ESCALATION HK. Case #INC26500359 KP.ORG

From: G Johnson (tainmount@sbcglobal.net)

To: tier2websupport@kp.org

Date: Wednesday, June 10, 2026 at 08:53 PM PDT

Here is the retaliation I faced from Kaiser urologist Barasanti and this is what he wrote May 22 2025, to the Kaiser portal.

YAGIL BARAZANI MD YAGIL BARAZANI MD YAGIL BARAZANI MD

To: Geary J Johnson (Viewed)

May 22, 2025 at 06:44:00 AM

Kaiser Permanente is committed to ensuring a safe, secure, and respectful environment. It is our expectation that all individuals demonstrate civil and respectful behavior in all care settings including email. The language in your email is offensive and violates the Kaiser Permanente Code of Conduct. You are expected to use the Kp.org messaging feature only for relevant and brief communications with your care providers. If you fail to do so, Kaiser Permanente will remove your access to kp.org, and require you to communicate with us through the telephone or in-person visits. We appreciate your cooperation in this matter.

YAGIL BARAZANI MD

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, June 9, 2026 at 10:10:54 PM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Dear Geary,

Thank you for the follow up. We have sent this to our legal advisor for threat management for his review.

Additionally, I have escalated this case to the department who is currently reviewing if they can update the corrections/permissions for your KP.ORG account, so the compose message button gets enabled for you.

I truly appreciate your cooperation while I am trying to get things fixed for you.

Regards,

Anjali Kumari

KP Digital Member Support Services (KDMSS)

Transformation and Operations

KP Digital Technologies

Kaiser Permanente

Information Technology

From: G Johnson <tainmount@sbcglobal.net>
Sent: Monday, June 8, 2026 11:12 AM
To: Tier2WebSupport <Tier2WebSupport@kp.org>
Subject: Re: ESCALATION HK. Case #INC26500359 KP.ORG

I suggest maybe tomorrow or Wednesday that I give you my username and password and you can log into my account and see what I am seeing.

Also, this is a deliberate move by Kaiser. It is no way you can tell me that you cannot figure out what is going on.

Geary Juan Johnson

Phone 323-807-3099

On Friday, June 5, 2026 at 03:29:28 AM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Hello Geary,

We apologize for any inconvenience that may have occurred at your end.

While I am trying to dig deeper to the issue reported by you, I also wanted to share membership contact details with you so you can connect with them.

For assistance with any questions about your coverage information, demographic information, or any other account changes that need updating, please contact Member Services.

Member Services contact:

- Call the number located on the back of your Health Medical card.
- Click [here](#) for a list of Member Services contact numbers and hours of operation.

Thank you for your patience.

Sincerely,

Anjali Kumari

KP Digital Member Support Services (KDMSS)
Transformation and Operations
[KP Digital Technologies](#)

Kaiser Permanente

Information Technology

From: G Johnson <tainmount@sbcglobal.net>
Sent: Thursday, June 4, 2026 11:20 AM

To: Tier2WebSupport <Tier2WebSupport@kp.org>
Subject: Re: HK. Case #INC26500359 KP.ORG

Caution: This email came from outside Kaiser Permanente. Do not open attachments or click on links if you do not recognize the sender.

Do you have an email address for Kaiser Member Services? Please provide.

Geary Juan Johnson

Phone 323-807-3099

On Thursday, June 4, 2026 at 02:08:34 AM PDT, Tier2WebSupport <tier2websupport@kp.org> wrote:

Dear Geary,

Hello from Kaiser Permanente Technical Support. Thank you for your inquiry regarding the Message Center feature on kp.org. There are two reasons why you may be unable to reply to a message:

1. If the provider marks the message as "Conversation complete".
2. If the message is 30 days old.

While a provider should know, they may not realize that marking the message as "conversation complete" prevents you from replying to a message. Alternatively, some providers do utilize this feature so that a patient does not feel obligated to respond with a "thank you" that would then require another response from the provider.

You should be able to contact the physician by creating a new email message and choosing the physicians name in your email drop down list.

If you are still having problems or have questions, please let me know and include the name of the physician you are trying to email.

Sincerely,

Hema Kalokhe

IT Support Analyst
KP Digital Member Support Services (KDMSS)
Transformation and Operations
[KP Digital Technologies](#)

Kaiser Permanente

Information Technology

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. v.173.295 Thank you.