

2026/26-0661_PC_M_06-08-20
Communication from Public
26.pdf

Name: Geary Juan Johnson
Date Submitted: 06/08/2026 11:53 PM
Council File No: 26-0661
Comments for Public Posting: 26-0661. BUDGET AND FINANCE COMMITTEE REPORT relative to a legal services agreement with Theodora Oringer PC to provide legal services associated with the case entitled Green v. Chevron Corp., et al., Los Angeles Superior Court (LASC) Case No. 25STCV38633. THIS MATTER IS OPPOSED due to the City government's abuse of federal funds, evidenced by lack of enforcement of accessibility building codes. Table of Contents. Circa PC Agenda June 10, 2026. 2026-5-18 Fax to owner_compressed.pdf. 2026-5-15 inside unit 9 intercom receiver.pdf. (2026-6-8 Scanned code violation 993482_compressed.pdf). 2026-6-8 Email request for services w Code Complaint. Can my landlord increase utility charges without explanation_ - California Real Estate .Law Questions & Answers - Justia Ask A Lawyer.pdf. 2026-6-7 Nextdoor Post re RSO and harass complaints. 2026-5-29 Email UPDATE REQUEST FOR FEDERAL INTERVENTION.pdf. 2025-12-12 Peephole Repair Receipt Unit 9.jpg. Repaving Parking Lot and Building Codes. 2026-5-27 Updated Police Report re Window. 2026-1-6 Email Questions to city employee Steven Harrison.pdf. 2026-3-24 EMAIL City and owner w Fax.pdf. 2026-4-24 To Kaiser Portal re Adriana. 2026-5-4 RSO at 1136 PM Complaint.pdf. 2026-5-22 Email on parking and utilities.pdf. 2026-5-29 Letter Fax to Owner and City. 2026-6-1 WP PC Version Rent Unit 9 redacted. 2025-11-2 WP and PC To Kaiser Failure to Diagnose and Failure to Treat copy. 2026-5-31 WP PC List of Johnson Kaiser Doctors. Repaving Parking Lot and Building Codes. 2025-12-12 Peephole Repair Receipt Unit 9.jpg.pdf. 2025-8-25 WP PC Email on inspection by Benjamin copy. 2025-3-7 Correct WP PC 2nd portal response to Rivaz redacted. 2026-5-29 Email UPDATE REQUEST FOR FEDERAL INTERVENTION.pdf. 2025-4-6 Proof of Service Kaiser BOD. List Kaiser BOD. PC Council Names and PPM. 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
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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.

https://cityclerk.lacity.org/onlinedocs/2026/26-0661_PC_M_06-08-2026.pdf

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Questions to city employee Steven Harrison- Senior Housing Inspector

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org;
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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?

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Geary Juan Johnson

Phone 323-807-3099

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

On Tuesday, January 6, 2026 at 03:45:34 PM PST, G Johnson <tainmount@sbcglobal.net> wrote:

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.

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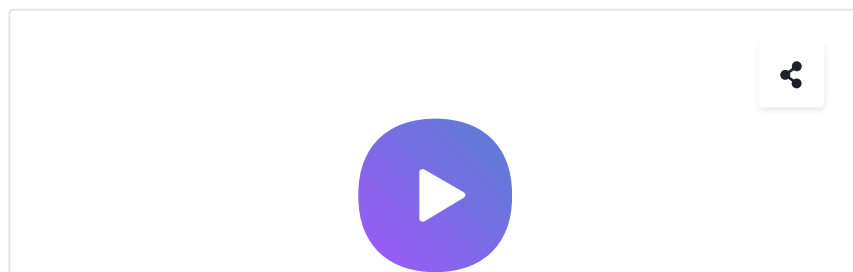
Geary Juan Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone 323-807-3099

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/t8zw0NhhfY>

[Intercoms Update Dec 2025 Still Not working courtesy Mayor Karen Bass](https://youtu.be/t8zw0NhhfY)





**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

Person Information

No 1

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

Vehicle Information

No 1

Type	Passenger Car, StationWagon, Jeep
Make	Chevrolet
Model	Bolt
Style	Hatchback, 4-door
Year	2022
Color	Blue
Market Value (\$)	35000
Damaged Value (\$)	500
License Plate Type	Disabled Person
License Plate No	9EID168
License Year	2022
Licensing State	CA
Was Your Vehicle Locked and Your Windows Closed?	Yes
Type of Damage	Applying Stickers
Vehicle Type	Automobile (not Stolen or Recovered)
Vehicle Description	Blue 4 door Sedan

Property Information

No 1

Type	Window
How Many	1
Damaged Value (\$)	500
Type of Damage	Applying Stickers
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.

Incident Description

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

Print This Report



May 29 2026 UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS

1 message

G Johnson <tainmount@sbcglobal.net>

Sat, May 30, 2026 at 12:31 AM

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.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, "lahd.reap@lacity.org" <lahd.reap@lacity.org>, "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "dod.contact@lacity.org" <dod.contact@lacity.org>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, "aram.avedisian@lacity.org" <aram.avedisian@lacity.org>, "ERIC.BANE@LACITY.ORG" <eric.bane@lacity.org>, "doran.bobadilla@lacity.org" <doran.bobadilla@lacity.org>, "laura.zimmerman@lacity.org" <laura.zimmerman@lacity.org>, "grant.woods@lacity.org" <grant.woods@lacity.org>, "sewada.zadoorian@lacity.org" <sewada.zadoorian@lacity.org>, "jason.wilson@lacity.org" <jason.wilson@lacity.org>, "kelly.warner@lacity.org" <kelly.warner@lacity.org>, "mark.wang@lacity.org" <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, "fabian.gonzalez@lacity.org" <fabian.gonzalez@lacity.org>, "ramazanali.almasi@lacity.org" <ramazanali.almasi@lacity.org>, "kevin.brown@lacity.org" <kevin.brown@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, "rene.flores@lacity.org" <rene.flores@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, "cynthia@powerpropertygrp.com" <cynthia@powerpropertygrp.com>, "phillip.munguia@lacity.org" <phillip.munguia@lacity.org>
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HI POINT 1522 LLC RE 1522 HI POINT STREET 90035 VIA POWER PROPERTY MGMT GROUP

May 29, 2026

Dear Property Owner and City of Los Angeles Officials:

This letter serves as a follow-up to my March 24, 2026 correspondence regarding my requests for reasonable accommodations. To date, I have not received a substantive response from the owner regarding the three accommodations requested.

1. Accessible Unit Door Peephole

I requested installation of an accessible door-viewing system that can be used by a wheelchair user. Under California fair housing regulations, housing providers may not deny a reasonable accommodation or modification unless they can demonstrate that the request would constitute an undue financial and administrative burden or a fundamental alteration

of the housing program. See Cal. Code Regs., tit. 2, §§ 12179 and 12181.

The owner has advised that any work must be negotiated through or performed by a contractor selected by the owner. However, California regulations specifically provide that owners may not require modifications to be performed by a particular contractor, absent lawful justification.

In this case, the requested accommodation can be achieved by replacing the existing peephole with an accessible viewing device, such as a digital door viewer or wheelchair-height peephole. The owner replaced the existing peephole in December 2025 without charging any separate fee for labor or materials. Because the request involves replacing one door-viewing device with another and does not fundamentally alter the door, the request constitutes either a reasonable accommodation or a minimal modification necessary to provide equal access. The requested device would allow me to visually identify visitors without opening the door, a function already required by applicable accessibility and life-safety provisions.

As a wheelchair user, I cannot effectively use the existing peephole and therefore cannot visually identify visitors without opening the door. The requested accommodation would provide the accessibility required by applicable building and housing standards.

Furthermore, because the owner receives public housing-related funding, additional obligations may apply requiring the owner to bear the cost of accessibility-related modifications and accommodations.

If the current door viewer peephole is removed, it can be replaced.

In that manner, the owner has not lost a peephole because the extra part is still there. I suggest the current door viewer be replaced with a digital door viewer with no labor intensive drilling needed. **“Digital Door Viewers:** Replace your current peephole with a digital version. This projects the view onto an eye-level digital screen or a smartphone, entirely eliminating the need to look through a physical lens.”

By replacing one peephole with another, this is an accommodation rather than modification because no part of the door is being modified nor is this a fundamental alteration.” Replacing a standard or damaged peephole is considered routine maintenance or a minor, standard structural modification. In fact, lowering or modifying a peephole specifically for wheelchair accessibility or vision needs is officially recognized by the DOJ and HUD as a standard and reasonable modification.” Landlord has to pay simply because I already provide monies to the labored for parts and labor.

He replaced the peephole in December 2025 and did not charge me a separate fee or require me to pay for the install. The landlord replaced the peephole in 2025, therefore the building

code for 2022 Los Angeles accessibility standards apply. Yes, the Los Angeles Building Code (LABC) and California Building Code (CBC) require accessible residential dwelling units to feature a means for visually identifying a visitor without opening the door, thus the requested accommodation is simply a request that the owner is already required to do.

Sec. 91.6706 refers to the **Entry Vision** requirement under the Los Angeles Municipal Code (LAMC). It requires all entry doors in residential occupancies (like dwelling units and guest rooms) to be arranged so occupants can see who is outside without needing to open the door. Being wheelchair bound, I cannot see outside without needing to open the door, hence the wheelchair height peephole is the financial responsibility of the owner.

2. Accessible Parking Accommodation

I have proposed a reasonable solution that would allow my assigned parking space to function as an accessible parking space while preserving the overall parking capacity of the property.

Specifically, I offered to pay the cost of repainting and renumbering parking stalls so that the existing configuration could be adjusted without reducing the total number of parking spaces available to the property. This proposal would allow the owner to incur little or no expense while providing an accessible parking arrangement closer to the most accessible entrance to the building.

This proposal is made solely as an accommodation solution and is not intended to waive any rights, obligations, or entitlements established by the rental agreement, housing laws, or applicable regulations.

3. Accessible In-Unit Intercom Communication Interface

I also requested restoration or installation of an accessible in-unit intercom communication device that allows two-way communication with visitors at the building entrance. The building previously provided a wired intercom system with an in-unit communication interface. The ability to communicate with and identify visitors from within the dwelling unit is an important housing service associated with building access and security.

The owner has neither approved the requested accommodation nor proposed an effective alternative that provides equivalent access. Under fair housing laws, a housing provider may not deny a requested accommodation merely by asserting cost concerns. Rather, the owner must demonstrate that the request would impose an undue financial and administrative burden or constitute a fundamental alteration.

To date, no such showing has been made.

Because the intercom system is part of the property's access and communication infrastructure, and because the owner is responsible for maintenance and operation of building systems, I continue to request installation of an effective and accessible in-unit communication interface.

The owner has not proven it is unlawful for owners to deny a particular type of modification unless it is an undue financial and administrative burden or a fundamental alteration. In other words, the owner cannot deny the unit two way communication interface or accommodation and require me to pay because he has not proven that his an undue financial and administrative burden or fundamental alteration.

My rent payment already includes money for renovations and maintenance, and parts and labor.

The unit interface is a requirement under city accessibility building codes, therefore the owner has to bear the costs.

4. Parking Lot Repaving and Accessibility Compliance

I understand that the owner intends to repave and restripe the parking lot.

I respectfully request that City inspectors review the project for compliance with applicable accessibility requirements.

Alterations to parking facilities may trigger compliance obligations under current accessibility standards, including requirements relating to:

- The number of accessible parking spaces;
- Van-accessible parking spaces;
- Required access aisles;
- Maximum allowable slopes;
- Required accessibility signage;
- Accessible routes from parking areas to building entrances; and
- Any other applicable California Building Code, Los Angeles Municipal Code, ADA, and Title 24 requirements.

I respectfully request that inspectors verify compliance with all applicable accessibility standards during any review or inspection of the project.

In Los Angeles, local CBC requirements often exceed federal guidelines. Any newly marked accessible stalls must meet these exact standards: [1, 2]

- **Total Accessible Ratio:** Lots scaling from 1 to 25 total spaces require 1 accessible stall; 26 to 50 spaces require 2; 51 to 75 requires 3; scaling up to 2% for lots over 500 spaces. [1]
- **Van-Accessible Stalls:** At least 1 out of every 6 accessible spaces must be van-accessible, featuring an 8-foot-wide access aisle. [1, 2, 3]
- **Slopes:** The accessible parking space and its adjacent access aisle cannot exceed a maximum slope of 2% (1:50) in any direction. [1]
- **Signage:** Each accessible stall must feature a mounted blue International Symbol of Accessibility sign, placed at least 60 inches from the ground to the bottom of the sign. Van spaces must also be marked with "Van Accessible"

In Los Angeles, repaving an existing parking lot triggers modern codes for the altered portions. While your 1972 building's core structure remains grandfathered, the newly paved surface must adhere to the **2025 California Building Standards Code (Title 24)**, which took effect January 1, 2026. [1, 2]

The codes that will apply to your repaving project include:

- **ADA & Accessibility Requirements:** Resurfacing, restriping, or repaving triggers the requirement to comply with the 2010 ADA Standards for Accessible Design. You must provide the correct number of accessible stalls and van-accessible spaces, plus properly striped access aisles, signage, and a level, accessible path to the building entrance. [1, 2]
- **Electrical Vehicle (EV) Charging:** Under modern CALGreen and energy codes, adding or significantly altering parking lots often triggers EV charging readiness requirements. You may need to install conduit and electrical panel capacity to support future charging stations. [1, 2]
- **Stormwater Management (LID):** Los Angeles requires projects involving earthwork and paving to comply with Low Impact Development (LID) ordinances. You may need to incorporate permeable pavement or on-site stormwater retention to reduce runoff.

5. Certificate of Occupancy Parking Count

I also request that Code Enforcement verify compliance with the property's Certificate of Occupancy parking requirements.

Based on my observations, the Certificate of Occupancy appears to require parking for 27 vehicles. However, my count indicates that the current parking layout may accommodate only 26 vehicles. I respectfully request that City staff investigate this issue and determine

whether the parking configuration complies with the approved Certificate of Occupancy and applicable code requirements. There are stalls (single car) 1A and 1-13 and tandem stalls 14-19 (two cars each).

Conclusion

The accommodations requested are intended to provide equal access to housing services and facilities that are already available to other tenants. To date, the owner has neither approved the requests nor provided effective alternatives.

Accordingly, I respectfully request:

1. Approval and installation of an accessible door-viewing system;
2. Approval of an accessible parking accommodation;
3. Restoration or installation of an accessible in-unit intercom communication interface; and
4. Review by City inspectors of all applicable accessibility, parking, and code-compliance issues discussed above.

If the owner believes any requested accommodation should be denied, I respectfully request a written explanation identifying the specific legal and factual basis for the denial, including any claim that the request would constitute an undue financial or administrative burden or a fundamental alteration.

I further request that City inspectors conduct a thorough and impartial review of matters within their jurisdiction, including any accessibility requirements associated with publicly funded housing programs and applicable building code obligations.

Thank you for your attention to these matters. I look forward to a prompt resolution consistent with applicable fair housing, accessibility, and building code requirements.

My rent payment already includes money for renovations and maintenance, and parts and labor.

All rights reserved.

Sincerely,

Geary J. Johnson
tainmount@sbcglobal.net

Geary Juan Johnson
Phone 323-807-3099

On Saturday, May 23, 2026 at 08:00:25 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

My understanding is that the department of building and safety enforces accessibility standards for new construction and renovations based on the California code, CBC chapters 11 A and 11 B. I have asked the Los Angeles housing department to enforce these codes, and it does not appear that they feel they have the jurisdiction to enforce these codes.

I am also concerned about accessibility requirements under the building code as relates to unit door peep holes and handicap parking stalls and requirements by the city building code. I have not been able to get any response from the city code enforcement department. This is regards a private residential apartment building at the address below which also receives government

assistance from HUD and section 8. I myself I'm not a section 8 recipient although I am a tenant with a disability(s).

This building underwent major renovations, electrical and plumbing and parking lot in 2014. This building underwent major renovations to the Intercom system in 2023. The building went underwent major repairs two months ago to one of the units, including complete plumbing and electrical..

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

On Thursday, May 21, 2026 at 07:10:33 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Here is the fax I sent to the property owner.

Regarding the request for handicapped parking stall, I have previously suggested that you switch tenants apt 9 with stall 14, and just switch the numbers. Stall 14 would accommodate both our cars in tandem, and for accessibility purposes the stall would be closet to the most accessible entrance in the rear of the building. If you want, I would be willing to volunteer to stencil the numbers and provide the paint to repaint the numbers, and repaint the numbers. As stated before, there would be no cost to you for me to do this. Current stall 14 would become stall 8, and stall 8 would become stall #14. Under separate cover. There is offer an exception is good for eight days and please respond in writing.. there is no waiver of the right to the owner or my rights for the owner to provide repairs and maintenance.. there will be no loss to the owner because she will still retain the vacant stall eight which would become stall 14. In my opinion, the lease agreement does not limit us to a single car stall.. Also, I am not employed by you so I do not take orders for you. The parking is a contractual right in a legal necessity. Since the lease agreement provides spaces for parking car one and two, it is reasonably expected that we would be supplied parking for two cars and this housing right was provided to us at a move-in, and this was a building feature that the landlord held out as part of the tenancy.. under separate cover, I will forward to you pictures of the pass parking assignments showing that you at one point did extend the install 13 to make it into a tandem car stall, and I think you have since shortened that back to a single car all, but the picture show that it is possible to make these modifications in the parking stalls themselves.

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

On Friday, May 15, 2026 at 12:37:04 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass:

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

How many days since original housing services complaints: 4032

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

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

There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation complaint 987103.




2029-5-29 Fax to Owner re Unit 9.pdf
942K

JUSTIA

Have a Legal Question?

Get Free Answers From Experienced Lawyers!

 Van Nuys, CA asked May 9, 2026 in Landlord - Tenant, Contracts and Real Estate Law for California

Q: Can my landlord increase utility charges without explanation?

I'm in California, and my housemates and I each signed a waiver agreeing to contribute toward our landlord's utility bill when it is "higher than usual," but no specific amount is mentioned. Historically, for the past 5 years, we've been asked to pay around \$20 each at a certain time of year. This year, our landlord is asking for \$100 each, but he hasn't explained the reason for this increase. The bill itself does not seem to be five times the usual amount. Can my landlord

charge us this increase without specifying why the bill is higher?

Related Topics:

Landlord - Tenant

Contracts

Real Estate Law

1 Lawyer Answer

James L. Arrasmith

California

(916) 461-8548

[View Profile](#)

Answered May 10, 2026

PREMIUM

A: A landlord can pass through utility costs only if the lease clearly authorizes it, and that authorization has to be definite enough to be enforceable. Civil Code section 1940.9 also requires landlords to disclose, before a tenant signs, how shared utilities are allocated when there is no separate meter. Open-ended language like "higher than usual" without any formula, baseline, or method is the kind of vague contract term

California courts often refuse to enforce, especially in a residential lease where ambiguities are construed against the drafter.

On top of that, if your unit is covered by a local rent ordinance such as the Los Angeles Rent Stabilization Ordinance, charging tenants for the landlord's utility bill can be treated as part of rent and may be limited by the same caps and notice rules that apply to rent increases. The Tenant Protection Act, Civil Code section 1947.12, may also apply if your unit is covered, and any disguised rent increase generally still requires a 30- or 60-day written notice under Civil Code section 827.

Practically, ask the landlord in writing to show the actual utility bill, the prior-year baseline, and the math used to arrive at \$100 per person, and reference the waiver language. Keep paying what you historically

paid and put the disputed difference in a separate account. If the landlord refuses to justify the charge or threatens a notice to pay or quit, contact the LA Housing Department if the property is rent-controlled, the California Civil Rights Department or local legal aid if there are habitability or retaliation concerns, and consider a small claims action or a defense to any unlawful detainer if it ever gets that far.

Justia Ask A Lawyer is a forum for consumers to get free answers to basic legal questions. Any information sent through Justia Ask A Lawyer is not secure and is done so on a non-confidential basis only.

The use of this website to ask questions or receive answers does not create an attorney–client relationship between Justia and you, or between any attorney who receives your information or responds to your questions and you, nor is it intended to create such a relationship. Additionally, no responses on this forum constitute legal advice, which must be tailored to the specific circumstances of each case. You should not act upon information provided in Justia Ask A Lawyer without seeking professional counsel from an attorney admitted or authorized to practice in your jurisdiction. Justia assumes no responsibility to any person who relies on information contained on or received through this site and disclaims all liability in respect to such information.

Justia cannot guarantee that the information on this website (including any legal information provided by an attorney through this service) is accurate, complete, or up-to-date. While we intend to make every attempt to keep the information on this site current, the owners of and contributors to this site make no claims, promises, or guarantees about the accuracy, completeness or adequacy of the information contained in or linked to from this site.

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

From: G Johnson (tainmount@sbcglobal.net)

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

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

Bcc: hairylegs27@gmail.com

Date: Monday, June 8, 2026 at 05:35 PM PDT

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

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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
6.2 MB

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

993482

PROPERTY VIOLATION REPORTED


Thank You, we have received your request for inspection:

Your Case number is **993482**

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.

LAHD CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

LOS ANGELES HOUSING DEPARTMENT

Select Language 

Powered by Google Translate

PROPERTY INFORMATION

Assessor Parcel Number: 5068018035
Total Units (legal unit count may vary): 18
Rent Registration Number: 0270090
***Census Tract:** 216700
***Council District:** 10
Official Address: 1522 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: *

ELECTRICAL

Violation Type: *

Select Violation Type

Selected Violation Types: *

Electrical wiring disconnected and/or abandoned

Remove from List

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

Additional Comments:

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.

Manager Name:

Brian Vasquez

Manager Phone(H):

310-218-8499

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

993482

Complaint 993482

June 8, 2026 Monday Word count 1540.

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June 5 2026

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4/23/2025. 490 words.

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Ysabel Jurado, Tim McOsker, Paul Krekorian
 Power Property Management Group staff includes: Brent
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 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.



1

Davey G Juanvaldez · an hour ago

Los Angeles. Since 2014, in various shapes or forms, I have filed nearly six housing complaints per year over 4021 days trying to get this Intercom system repaired or replaced. Under Mayor Karen Bass's housing department, this Intercom system as well as another system called AKUVOX... [more](#)



To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan <u>Johnson</u> <u>tainmount@sbcglobal.net</u>
Result	Fax Send Successful
Subject	Housing Services and RA still not provided
Pages Sent	6 / 6
Transmission Time	3 mins, 41 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
Re- May 16, 2026. WP Owner Email Abuse of federal funds.pdf	110.72 kb	5

Mon May 18th, 2026 12:17 PM Pacific Time

FAX

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

TO:

Name: Hi Point 1522 LLC
Fax Number: (310) 661-8195

of Pages: 6
(including cover sheet)

FROM:

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

Subject: Housing Services and RA still not provided

Message:

See attached email to City Council.

Sent with HumbleFax.com



Re: May 16, 2026. Abuse of federal funds. ADA/FHA violations not cited or corrected. Housing services and requested reasonable accommodations still not supplied. Disability proof attached.

G Johnson <tainmount@sbcglobal.net>

Sat, May 16 at 6:01 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.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>

POSSIBLE METHANE GAS LEAK

As faxed to property owner:

Message: This is the second time I have reported that there is a bad odor coming from the bathroom sink area tubing. I don't think it is a gas smell. It may be a sewer smell. I suspect it should be investigated as a methane smell since the property next door less than 200 feet away underwent methane related repairs. I feel if this is a methane problem, this property 1522 may need to be demolished. I am forwarding this to code enforcement.

Housing Services requested still not provided.

All rights reserved. I am a disabled senior citizen.

Geary Juan Johnson
Phone 323-807-3099

On Friday, May 15, 2026 at 12:37:04 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass:

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

Michelle Tiliano, Executive Support Specialist

How many days since original housing services complaints: 4032

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

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

There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation complaint 987103.

Public Comment Submission Validation - Council File No.: 14-1174-S97

May 11, 2026

From G. Juan Johnson

MOTION (RODRIGUEZ - BLUMENFIELD) relative to amending the prior Council action of April 21, 2026, relative to reprogramming funds to the Van Nuys Boulevard Corridor JEDI Zone Facade Improvement Program (Council file No. 14-

1174-S97). THIS MATTER IS OPPOSED BECAUSE I am a United States Citizen. How landlords fight against providing housing services with the help of Mayor Karen Bass' City Housing department (pages 1-8) . I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51.52, who is obstructed from getting an accessible handicapped parking stall, accessible wheelchair height unit door peephole, and accessible intercom two way communication indoor unit monitor interface that has audio and visual capabilities, per applicable local building codes and ADA/FHA compliance. "This torturous situation which was conducted by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." https://cityclerk.lacity.org/onlinedocs/2025/25-0160-S145_PC_PM_04-20-2026.pdf . TOC. Page 1 for PC add for May 13. 2026-5-11 Attach Council Review Khammar and Ben Inside Los Angeles Housing Services copy. 2026-3-17 Email Reply to Scott DIS. 2026-3-9 Response to Khammar March 9 letter. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-6 Trans SC 3297 with Commentary Text. 2025-12-18 Declare PPM Ben re 3297.pdf. 2022-2-16 Notice case 4574 of Entry of Judgment Walter.pdf. 2021-12-03 Filed SC 4574 re Hi Point Apts LLC.pdf. Hi Point 1522 LLC, the owner, claims to have submitted a different tandem parking application. The application is where? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf . 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 is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> . Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface. An intercom visual signal allows occupants to see and identify visitors through video, images,

or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in certain apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion.

This is being forwarded to numerous city Los Angeles employee emails as well as emails for code violation or building code inspectors LADBS.

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

Attached Council File No.: 14-1174-S97 submission without attachments May 11, 2026.

2026-5-16 Fax ppm on methane table.pdf

JM

West LA-Bundy/Rochester

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5 days ago

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Edited

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Has Anyone ever had to get LA housing department involved due to harassment by neighbors and management?
If so, I'm curious if the department was helpful in any way?

JM- It can probably take a week, depending on staffing and the extent of your complaint. Did you send your documents by US mail or email? FYI I have filed numerous complaints with the RSO department since 2014. They should have a sign and disclaimer that says "It is not guaranteed that your complaint will be processed. Most complaints are rejected without investigation". As a good friend said to me, the law makes it look like you have plenty of rights to money damages, but those results are not just given to you, you have to fight for them. One time I filed a complaint and emailed the documents, and they said they never got the documents and closed the complaint. Another time, I filed a complaint and the very same day they received 15 documents by email, they rejected the relief and closed the case. Still another complaint, I convinced a few neighbors to join in because we did not have a resident manager for six months. The RSO ruled in my favor; it was very hard to get tenants to join in. What was the ruling? \$4.00 per tenant! Tenants will not fight when the reward is so small! I have a current complaint with them about landlords no longer being able to charge tenants 1% each for electric or gas paid by the landlord. This was supposed to be effective Feb 1. The landlord pays electric and gas for all 18 tenants and no extra charge in the rent. But he does not tell tenants and tries to get some of them to pay, some are also HUD or section 8. So the landlord files a rent registry report every year and puts down if electric, gas, parking are included in rent and/or does landlord pay. For years the answer is yes that landlord pays. But last year landlord (city refuses to give contact info supplied) said only one tenant is paying their own electric, gas, parking. Of course this is probably not true and landlord has not announced it! I do not pay for parking or any utilities and some others are the same. But City so far refuses to investigate what the truth is! Also, administrative agencies are not known for fact finding, and can be selective and prejudiced in favor of the millionaire landlord. I think it is harassment when the landlord does not comply with the rent control laws.

G Juan Johnson

1d

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Faircrest Heights

Has anyone read the harassment ordinance? The housing department has no authority to do anything. You practically have to be stabbed to get help from them. Do you remember the news article about 10,000 harassment complaints and only a handful were referred to the police. The harassment ordinance is a joke.

G Juan Johnson

Now

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Faircrest Heights

To JM

Tips. The city government can give you more rights than what you are tied to under entitled to under State law, but the city cannot give you any less rights. Of course the city is not any way concerned with your rights under law anyway but. It would be good if you want to look up civil coder procedure section 527.6. And that code is explained the definition of harassment and states that the emotional harm must be substantial. As with many laws, it turns on what is the viewers definition of substantial? Also see the definition of housing services under the Los Angeles municipal code which I quote here. "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing

Services).” Also, I do not have the stats, but it is possible that the city housing is more apt to go after mom and Pop landlords than go after millionaire Property Management companies. Just guessing. Also, I have had years of experiences with the code enforcement department, which is a part of the housing department. When you file a code enforcement complaint, the city website allows you to put in additional comments. But in my experience, the city basically trashes your additional comments and maybe you used 1500 words in your additional comments so the city reduces that to three words. On top of that when the code enforcement inspector comes to your property. They never have a copy of the original complaint and so they ask you what’s going on. So basically that’s what happens to complaints. You can always do a public record act request and you will see what I’m talking about. Last, the city has passed a law that those landlords who were paying for utilities and parking and charging the tenants an increase of 1% for each utility, are no longer able to do that since February 2026 but when I went to RSO on this, and I noted that the rent registration that is filed every year by the owner is not correct, housing said they could not do anything about it. So this is the government agency that has thousands of employees at its disposal and millions of dollars in its budget and it can’t go after landlord just to verify whether tenants are being overcharged or not. This is just incredible.

Repaving Parking Lot

In Los Angeles, repaving an existing parking lot triggers modern codes for the altered portions. While your 1972 building's core structure remains grandfathered, the newly paved surface must adhere to the **2025 California Building Standards Code (Title 24)**, which took effect January 1, 2026. [[1](#), [2](#)]

The codes that will apply to your repaving project include:

- **ADA & Accessibility Requirements:** Resurfacing, restriping, or repaving triggers the requirement to comply with the 2010 ADA Standards for Accessible Design. You must provide the correct number of accessible stalls and van-accessible spaces, plus properly striped access aisles, signage, and a level, accessible path to the building entrance. [[1](#), [2](#)]
- **Electrical Vehicle (EV) Charging:** Under modern CALGreen and energy codes, adding or significantly altering parking lots often triggers EV charging readiness requirements. You may need to install conduit and electrical panel capacity to support future charging stations. [[1](#), [2](#)]
- **Stormwater Management (LID):** Los Angeles requires projects involving earthwork and paving to comply with Low Impact Development (LID) ordinances. You may need to incorporate permeable pavement or on-site stormwater retention to reduce runoff. [[1](#)]



Power Property Management, Inc.
 P.O. Box 472
 Culver City, CA 90232
 Phone - (310) 593-3955
 Fax - (310) 661-8195

To:
G & E Handyman
 13637 Coradary Ave #37
 Hawthorne, CA 90250
 Phone - (424) 207-6250

Work Order # 118119-5
Status Scheduled
Created On 09/10/2025
Estimate Requested On --
Estimate Amount --
Estimated On --
Scheduled On --
Completed On 09/12/2025, 1:00pm - 4:00pm PDT
Tenant(s) Notified --
Permission to Enter --
Job Site No
 1522 Hi Point - 9
 1522 Hi Point St #9
 Los Angeles, CA 90035
Pet(s) --
 Note: property built before 1978.

Tenant(s)

Geary J. Johnson Phone - (323) 807-3099 Tainmount@sbcglobal.net
 Byron Wilson Phone - (310) 651-1072 lee_wilson54@yahoo.com

Tenant Availability

Description

- *Can't see through peep hole and needs repair
- *Paint is chipping in bathroom on top of shower and needs repair
- *Hole next to tub needs patching
- *Bathtub walls need reglazing

Tandem patching not addressed.

*Intercom NOT FIXED.
 Geary Johnson
 12/12/25*

1pm - 3pm

Property Notes

Lockbox #1 Code 2901
 Lockbox #2 Code 1738
 Rear of the Building 1967E

Technician's Notes:

Created By: Aminta Portillo
Authorized By: _____
Signed By: _____
Dated By: _____
Invoice #: _____

Table of Contents

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2026-5-29 Letter Fax to Owner and City
2026-6-1 WP PC Version Rent Unit 9 redacted
2025-11-2 WP and PC To Kaiser Failure to Diagnose and Failure to Treat copy
2026-5-31 WP PC List of Johnson Kaiser Doctors
Repaving Parking Lot and Building Codes
2025-12-12 Peephole Repair Receipt Unit 9.jpg.pdf
2025-8-25 WP PC Email on inspection by Benjamin copy
2025-3-7 Correct WP PC 2nd portal response to Rivaz redacted
2026-5-29 Email UPDATE REQUEST FOR FEDERAL INTERVENTION.pdf
2025-4-6 Proof of Service Kaiser BOD
List Kaiser BOD
PC Council Names and PPM
Links for PC

From G. Juan Johnson

New Response to March 13 letter from Thomas Khammar re accessible unit door peephole request. DIS0002519

From: G Johnson (tainmount@sbcglobal.net)

To: thomas.scott@lacity.org

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

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 24, 2026 at 11:33 PM PDT

MARCH 24, 2026

GEARY J. JOHNSON
1522 HI POINT ST 9
LOS ANGELES. CA. 90035
323-807-3099

HI POINT 1522 LLC
RE 1522 HI POINT STREET 90035
VIA POWER PROPERTY MGMT GROUP

Dear OWNER:

BACKGROUND

A working intercom and unit interface (indoor monitor), handicapped parking stall, and wheelchair accessible unit peephole, are already requirements under the City building accessibility codes, therefore landlords must bear the cost.

I am writing in response to your MARCH 13, 2026 (attached) letter regarding the installation of a wheelchair-accessible peephole at my unit. While I appreciate your acknowledgment of my request, I must respectfully disagree with the assertion that I should bear the cost of this modification.

As per the City of Los Angeles's building accessibility codes, as well as the federal ADA and California's Title 24 regulations, certain accessibility features—including a wheelchair-accessible peephole—are mandatory for all residential units. These regulations specify that landlords are required to provide reasonable accommodations for tenants with disabilities, including the installation of features that allow for equal access and functionality.

Specifically, the request I submitted is a “reasonable accommodation” for a lowered peephole, necessary due to my disability, in accordance with the ADA (2009) and Title 24 (California Building Code), and peephole that allows me to see both ends of the hallway.

RELEVANT CONTEXT

1. Legal Precedent & Code Compliance:

- In 2014, you installed new peepholes for 15 out of the 18 units in this building, including installation of peepholes that allow residents to see both ends of the hallway. This installation was done at no additional cost to the tenants, and there was no assertion that this constituted a "significant repair."
- As a building receiving federal and state funding and subject to local rent control laws and building codes, all accommodations or modifications to meet accessibility codes are not only required but must be fulfilled by the landlord at their expense.
- In 2023 you installed a new door entry intercom system, but according to your own management, an interface connection was not made to each unit, as required by the building code accessibility standards.

2. Maintenance Responsibility:

- The installation of a wheelchair-accessible peephole should be treated as a maintenance obligation, as it is already required under both federal, state law, and local law. The costs associated with such modifications should be borne by the landlord, especially since these modifications are not new requests, but repairs or updates to ensure that the unit meets the necessary accessibility standards.
- There is no provision in the rental agreement requiring me to bear the costs of alterations for accessibility features. Additionally, there is no clause in the rental agreement that requires me to fund or cover the cost of the installation of an accessible peephole.
- Local rent control laws also do not require me to bear the cost of accessibility requirements.

3. Cost and Practical Considerations:

- As the existing peephole already has an opening in the door, and there is an unused mailbox slot opening, I would assume that this modification would incur minimal costs compared to other door modifications. This further reduces the financial

burden on the owner.

- Expanding the existing peephole to meet ADA accessibility standards involves adding a second, lower peephole or a wide-angle viewer at the required height (42-43 inches), a modification that should not pose undue hardship to the property owner.

4. Lack of Alternative Accommodation:

- The March 13 letter provided by the property owner does not offer an effective alternative accommodation to address my disability-related needs. ADA compliance requires that the tenant be provided with the necessary means of security, such as a handicapped assessable usable peephole. The proposed solution should be an effective and reasonable accommodation, not merely a suggestion of an optional alternative.

Legal Precedents & Case Law:

- According to the Fair Housing Act (FHA) and ADA, it is well-established that if a requested modification is necessary to allow a disabled tenant to enjoy their dwelling fully, the landlord is responsible for the costs associated with such a modification.
- The landlord is also responsible for maintaining accessibility features, such as working intercoms, handicapped parking, and accessible door peepholes. The financial burden of these maintenance obligations cannot be shifted to the tenant.

CONCLUSION

Given that the installation of an accessible peephole is not a discretionary request but rather a legal requirement under both ADA and Title 24, and local building codes, I ask that you reconsider the decision to require me to cover the costs of this installation.

I would appreciate it if you could provide a legal justification for why I should bear these costs, particularly in light of the mandatory building code requirements and the lack of any provisions in the rental agreement or RSO LAMC regulations that would require me to do so.

Thank you for your attention to this matter. I look forward to your prompt resolution of this issue in accordance with the law. All rights reserved.

Sincerely,

pastedGraphic.png

Geary J. Johnson

tainmount@sbcglobal.net

Reference: Hi Point 1522 Managers LLC

attachments 1 fax includes 2 letters



2026-3-24 Fax Reply to PPM re March 13.pdf
450.7 kB

To Kaiser Doctors, West Los Angeles, Via Portal
Particularly Dr Jeffrey Siegal, Dr. Apurba Pathak, Dr. Boris Kazimiroff, Dr.
Thippavong
MRN 14940027
From Geary J. Johnson

April 24, 2026

Board of Directors. Key Board Members and Officers (as of March 2025):

- Gregory A. Adams: Chairman of the Board, CEO, and President.
- Ramón F. Baez: Director.
- David J. Barger: Director.
- Regina M. Benjamin, MD: Director.
- Jeff Epstein: Director.
- Leslie S. Heisz: Director.
- David F. Hoffmeister: Director.
- Judith A. Johansen, JD: Director.
- Jonathan S. Lewin, MD: Director.
- Jenny J. Ming: Director.
- Matthew T. Ryan: Director.
- Richard P. Shannon, MD: Director.
- Vivek Sharma: Director.
- Cynthia A. Telles, PhD: Director (effective 3/1/25).
- A. Eugene Washington, MD: Director.

Cc: Civil Rights Case 202604-34531812

Address: May Lee State Office Complex, 651 Bannon St #200,
Sacramento, CA 95811

This shall be a response to the April 13, 2026 letter from Adriana Duarte, RN, Kaiser Permanente and her response to my April 7 letter to the Portal.

I do note in the portal Kaiser Past Visit Summary documents from March 30, 2026, April 6, 2026, April 8, 2026, and April 14, 2026. I will be reviewing those shortly. I also note a letter from the Physical

Therapy department that referral is pending, so I will be calling them shortly.

I do note in the letters section of the Kaiser Portal there are no new letters in response to my request for a letter requesting a reasonable housing accommodation.

1. URINE CULTURE.

The last I heard in the discussion with Adriana Duarte was that a urine culture was going to be taken. I recently had blood drawn at Kaiser as well as Bone density test but no urine was taken. That should have been a follow up from the Urology department since they are the ones who prescribed the last anti-biotic and also the Flomax. I cannot understand why the urine culture has not been ordered.

2. Are there any urologists at the Cadillac location who are not racially biased against me that I can seek treatment with?

3. REQUEST FOR DOCTOR LETTER REQUESTING REASONABLE ACCOMODATION

Is it the position of Kaiser Permanente that the Black patient like myself is not entitled to accessible intercom indoor monitor or interface, that I am not entitled to a functioning intercom system, that I am not entitled to a handicapped parking stall, and that I am not entitled to a unit wheelchair accessible peephole?

4. Would Kaiser employees Gina Ji Young Jeong RPH, Dinah D. Perez, or Mark Anthony N. Bamba be qualified to provide the requested letter requesting a reasonable housing accommodation?

5. The April 13, 2026 letter from Adriana Duarte does not address my discussion of the reasonable housing accommodation needed.

6. No word from Duarte on the possible side effect of the Flomax as I discussed in my April 7 letter forwarded to her on April 6.

7. You appear to mention the physical therapy appointment to be scheduled, but I note that in the portal as of April 2, the referral had already been made so I guess you missed that and I missed it also.

I quote from my April 7 Letter:

Who are the Medical Professionals Who Can Write a Reasonable Housing

Accommodation Letter? (Taken from Google AI.) Under U.S. Fair Housing laws, a letter verifying the need for a reasonable accommodation can be written by a licensed health care or related professional who is familiar with the patient's condition and its impact on their housing needs. This can include:

◦

Physicians (including specialists such as psychiatrists)

◦

Psychologists

◦

Nurse practitioners or registered nurses

◦

Licensed clinical social workers (LCSWs)

◦

Occupational therapists

◦

Physical therapists

◦

Speech-language pathologists

◦

Vocational rehabilitation specialists

◦

Licensed mental health counselors or therapists

The key requirement is that the professional must be qualified to diagnose or confirm the disability and explain how the requested accommodation is necessary for the patient to fully use and enjoy their housing.

Apparently there is no employee qualified at Kaiser Permanente West Los Angeles to diagnose or confirm my disability for purposes of a letter requesting a reasonable housing accommodation.

I question has Adriana Duarte or any other employee in her department been trained so she can converse on what a request for

reasonable housing accommodation is, and has Duarte been trained on what are the types of housing accommodations.

Sincerely,

Geary J. Johnson
Via Kaiser Portal

Los Angeles Housing Department
Rent Stabilization Division – Investigation & Enforcement

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

TENANT COMPLAINT FORM

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

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

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

Date of Complaint:	05/04/2026
LAHD Case Number:	
Alleged Violation(s):	Illegal Rent Increase, Reduction of Services, Harassment
Assigned Office:	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 Fax: 213-314-6279 Toll-Free: 866-557-7368 Email: lahd.rso.central@lacity.org

I. Property Detail

APN: 5068018035

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

Unit No.: 9

II. Tenant Information

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

III. Landlord Information

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

IV. Unit Detail

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

Number of people living in rental unit 18 years old or over: 2
Number of people living in rental unit under the age of 18 years old: 0
<p>Do you wish to provide more details regarding the Allegations : REDUCTION OF SERVICES. This rent agreement provides for repairs upon the tenants' demand upon the owner. . There is no indication in the rent agreement that I have to pay the landlord for repairs. The owner claims in a letter dated March 13, 2026, that I have to pay for the parts and installation of an accessible unit door peephole. There is no such provision in the rental agreement. Further, the owner replaced the peephole in or around 2025 December and there was no charge or fee. At that time of that repair, I had asked for a peephole to see both ends of the hallway, and the owner did not do so, but also did not say there would be a fee. The 3/13 owner letter is attached, and my fax of March 24, 2026 response. ILLEGAL RENT INCREASE. The owner's letter of March 13, 2026, is an illegal rent increase. ILLEGAL RENT INCREASE. The ordinance city 188795 provides "An annual rent increase not previously noticed and served during the period beginning June 1, 2025, through June 30, 2026, shall comply with this subsection. Any such rent increase shall not exceed three percent and shall not include any additional increase based on the landlord's payment of utilities." My rental agreement provides for utilities paid through the rent; there are no separate fees. I attach the rental increase notices for 2020, 2023, 2024, and 2025. You already have numerous copies of my rental agreement. The owner still charged me the 2% for utilities for the Feb 2026 rent increase. I have told this to the owner, and he has not responded. HARASSMENT. All of these actions by the landlord are harassment because they serve no legitimate purpose and substantially disturb my full and peaceful enjoyment of the premises.</p>
What do you consider a fair resolution to your complaint?: Per the allegations above.

V. Reason(s) For Complaint

Illegal Rent Increase
Reduction of Services



Davey GJuanvaldez <hairylegs27@gmail.com>

Investigation Requested by city RSO pursuant to claim for damages against the city of Los Angeles

G Johnson <tainmount@sbcglobal.net>

Fri, May 22 at 9:28 PM

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

To: lahd.rsodocs@lacity.org <lahd.rsodocs@lacity.org>

Cc: cd10@lacity.org <cd10@lacity.org>, councilmember.bonin@lacity.org <councilmember.blumenfield@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.rodriguez@lacity.org <councilmember.rodriguez@lacity.org>, councilmember.soto-martinez@lacity.org <councilmember.soto-martinez@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, contactcd4@lacity.org <contactcd4@lacity.org>, councilmember.padilla@lacity.org <councilmember.padilla@lacity.org>, controller.mejia@lacity.org <controller.mejia@lacity.org>, Los Angeles City Council <paul.koretz@lacity.org>, cityatty.help@lacity.org <cityatty.help@lacity.org>, mayor.helpdesk@lacity.org <mayor.helpdesk@lacity.org>, RSO Housing Contact <hcidla.rso.central@lacity.org>, lamayornews@lacity.org <lamayornews@lacity.org>

Dear city housing department,

I make reference to the rent registry releases by the city government for 2024 and for 2026 regarding this property.

As information released by the Property owner, I know that in 2024 the electric and gas were paid by the landlord for all units of the 18. In addition, the form filled out by the owner shows that parking was included in the rent for all 18 units.

Based on the rent registry form filled out by the alleged owner, in 2026. The form shows that units 11, 12, 13, 14 were vacant. This is important to know because it proves that the unit for the resident manager was vacant and there was therefore no resident Manager. In addition, the form says that under utilities paid by the landlord that only applies to electrical and gas for unit number 12. As regards parking that was included in the current rent as of 2026, for the form submitted in 2026 shows that no parking for any tenants is included in the rent.

I ask that the city government investigate these discrepancies.

For one, my utilities are paid by the landlord including electric and gas. Based on information and belief, same such utilities are included in the rent for apartment 5 and 17. I have been told by other tenants that their utilities is also included in the rent, but there may be some who are paying a small amount that is not consistent for all tenants.

As regards to the statement, is parking included in the rent, for myself and my unit, the parking is included in the rent. Based on information and believe , parking is also included in the rent for unit 5 and 17. I have spoken to numerous other tenants in the building and I have not been told that any of them are paying separate fees for parking, single stall or otherwise. I do know that I have seen ads on the Internet stating that parking is included in the rent.

The owner of the property recently said that there is a fee to park in the tandem stalls and that fee is \$150 per month. He said this in a letter sent to me on February 11, 2026 but he did not indicate if anybody was ever paying \$150 and he did not indicate when the \$150 started. I have not been able to verify as to any other tenant in the building being told about this and is any tenant paying \$150 per month. The owner made this statement Feb 11 so apparently before that time there was no \$150 per month being charged, and the owner written statement proves that as of January 2026 and prior there was no charge for parking. So that means the rent registry statement of January 2026 is incorrect and false and misleading as regards is parking included in the rent. The owner has refused to verify is anyone paying the \$150 for parking and has refused to

provide an application for the \$150 parking therefore this is a false statement by the owner.

For the benefit of the public, I ask that the city housing department verify what utilities are being paid by the landlord, and which parking for which tenants is included in the rent at this address, for each of the 18 units. The public deserves to know the truth, not the lies of the owner.

This is the type of misconduct and misrepresentation by property owners that is allowed under Mayor Karen Bass. This is the type of misconduct and representation by property owners that Mayor Karen Bassett should be objecting to.

The parking information assignments need to be published in the common area of the building, as well as a uniform cost for parking, if any.

This is being forwarded to the owner.

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

On Friday, May 22, 2026 at 07:59:16 PM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

Hello custodian of records.

If you feel the owner contact info is private info, you have to spell that out in detail and provide the government code. You failed to do so.

I disagree that the owner contact information is entitled to privacy because that same information is required by the RSO department to be posted in the common area of the apartment building. Since that is the common area, there is no expectation of privacy.

The rent registry release is a public document so I don't know why you think it would be entitled to privacy as far as who filled it out. That would defeat the purpose of the ordinance.

I believe I did forward copies to you of the record release so I will give you the case numbers that I believe you are requesting.

The numbers I see for the 2024 release are case RR 201 703 2095. The 2026 registry release is RR 2025 0744 33.

Contrary to your other email, on the subject, it does appear that the numbers are not matching up with the columns. You state that you cannot change with the owner put down and you have noted that the form the owner has provided his incorrect. So in that case, you need to go back to the owner and tell him to redo the form. Because the form represents fraud on his part and on the part of the city government, if it is incorrect, as in government fraud.

I appreciate you saying that the form that you provided to me is in landscape form, but it appears to be in portrait, not landscape.

I think you can see what I'm talking about if you compare the 2024 release to the 2026 release.

This is being copied to the owner so they can make a correction to their submission of rent registry if that submission is indeed false then it represents corruption on the part of the property owner.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, May 12, 2026 at 08:30:54 AM PDT, LAHD Custodian of Records <lahd_custodian@lacity.org> wrote:

Good morning Mr. Johnson,

We typically redact the emergency contact information as it's considered private information, and the rent registry is usually redacted, unless you provide proof of tenancy or ownership. Can you provide the CoR File # for the 9/15/24 release? We can investigate.

As for 58249 release, we can inquire with rent registry staff about your questions.

Thank you,

LAHD Custodian of Records

Administration Bureau

Administrative Services Division

Los Angeles Housing Department

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



On Sat, May 9, 2026 at 9:46 PM G Johnson <tainmount@sbcglobal.net> wrote:

I attach the records release from 1-12-26 and the same release from 9-15-24.

The most current release you redacted the emergency contact info without explanation. Please provide the emergency contact info for the 58249 release.

Also in the 58249 release the columns are not lined up. Perhaps you printed it portrait instead of landscape. Also, FYI at this location parking and utilities gas

and electric are paid by the landlord so I need these forms to reflect that.

If you have questions, please compare the two releases.

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

VERSION 2

GEARY J. JOHNSON
1522 HI POINT ST 9
LOS ANGELES, CA. 90035
323-807-3099

HI POINT 1522 LLC
RE 1522 HI POINT STREET 90035
VIA POWER PROPERTY MGMT GROUP

May 29, 2026

Dear Property Owner and City of Los Angeles Officials:

This letter serves as a follow-up to my March 24, 2026 correspondence regarding my requests for reasonable accommodations. To date, I have not received a substantive response from the owner regarding the three accommodations requested.

1. Accessible Unit Door Peephole

I requested installation of an accessible door-viewing system that can be used by a wheelchair user. Under California fair housing regulations, housing providers may not deny a reasonable accommodation or modification unless they can demonstrate that the request would constitute an undue financial and administrative burden or a fundamental alteration of the housing program. See Cal. Code Regs., tit. 2, §§ 12179 and 12181.

The owner has advised that any work must be negotiated through or performed by a contractor selected by the owner. However, California regulations specifically provide that owners may not require modifications to be performed by a particular contractor, absent lawful justification.

In this case, the requested accommodation can be achieved by replacing the existing peephole with an accessible viewing device, such as a digital door viewer or wheelchair-height peephole. The owner replaced the existing peephole in December 2025 without charging any separate fee for labor or materials.

Because the request involves replacing one door-viewing device with another and does not fundamentally alter the door, the request constitutes either a reasonable accommodation or a minimal modification necessary to provide equal access. The requested device would allow me to visually identify visitors without opening the door, a function already required by applicable accessibility and life-safety provisions.

As a wheelchair user, I cannot effectively use the existing peephole and therefore cannot visually identify visitors without opening the door. The requested accommodation would provide the accessibility required by applicable building and housing standards.

Furthermore, because the owner receives public housing-related funding, additional obligations may apply requiring the owner to bear the cost of accessibility-related modifications and accommodations.

If the current door viewer peephole is removed, it can be replaced. In that manner, the owner has not lost a peephole because the extra part is still there. I suggest the current door viewer be replaced with a digital door viewer with no labor intensive drilling needed. **Digital Door Viewers: Replace your current peephole with a digital version. This projects the view onto an eye-level digital screen or a smartphone, entirely eliminating the need to look through a physical lens.**

By replacing one peephole with another, this is an accommodation rather than modification because no part of the door is being modified nor is this a fundamental alteration.”Replacing a standard or damaged peephole is considered routine maintenance or a minor, standard structural modification. In fact, lowering or modifying a peephole specifically for wheelchair accessibility or vision needs is officially recognized by the DOJ and HUD as a standard and reasonable modification.” Landlord has to pay simply because I already provide monies to the labored for parts and labor. He replaced the peephole in December 2025 and did not charge me a separate fee or require me to pay for the install.

The landlord replaced the peephole in 2025, therefore the building code for 2022 Los Angeles accessibility standards apply. Yes, the Los Angeles Building Code (LABC) and California Building Code (CBC) require accessible residential dwelling units to feature a means for visually identifying a visitor without opening the door, thus the requested accommodation is simply a request that the owner is already required to do.

Sec. 91.6706 refers to the **Entry Vision** requirement under the Los Angeles Municipal Code (LAMC). It requires all entry doors in residential occupancies (like dwelling units and guest rooms) to be arranged so occupants can see who is outside without needing to open the door. Being wheelchair bound, I cannot see outside without needing to open the door, hence the wheelchair height peephole is the financial responsibility of the owner.

2. Accessible Parking Accommodation

I have proposed a reasonable solution that would allow my assigned parking space to function as an accessible parking space while preserving the overall parking capacity of the property.

Specifically, I offered to pay the cost of repainting and renumbering parking stalls so that the existing configuration could be adjusted without reducing the total number of parking spaces available to the property. This proposal would allow the owner to incur little or no expense while providing an accessible parking arrangement closer to the most accessible entrance to the building.

This proposal is made solely as an accommodation solution and is not intended to waive any rights, obligations, or entitlements established by the rental agreement, housing laws, or applicable regulations.

3. Accessible In-Unit Intercom Communication Interface

I also requested restoration or installation of an accessible in-unit intercom communication device that allows two-way communication with visitors at the building entrance.

The building previously provided a wired intercom system with an in-unit communication interface. The ability to communicate with and identify visitors from within the dwelling unit is an important housing service associated with building access and security.

The owner has neither approved the requested accommodation nor proposed an effective alternative that provides equivalent access. Under fair housing laws, a housing provider may not deny a requested accommodation merely by asserting cost concerns. Rather, the owner must demonstrate that the request would impose an undue financial and administrative burden or constitute a fundamental alteration.

To date, no such showing has been made.

Because the intercom system is part of the property's access and communication infrastructure, and because the owner is responsible for maintenance and operation of building systems, I continue to request installation of an effective and accessible in-unit communication interface.

The owner has not proven It is unlawful for owners to deny a particular type of modification unless it is an undue financial and administrative burden or a fundamental alteration. In other words, the owner cannot deny the unit two way communication interface or accommodation and require me to pay because he has not proven that his an undue financial and administrative burden or fundamental alteration.

My rent payment already includes money for renovations and maintenance, and parts and labor.

The unit interface is a requirement under city accessibility building codes, therefore the owner has to bear the costs.

4. Parking Lot Repaving and Accessibility Compliance

I understand that the owner intends to repave and restripe the parking lot. I respectfully request that City inspectors review the project for compliance with applicable accessibility requirements.

Alterations to parking facilities may trigger compliance obligations under current accessibility standards, including requirements relating to:

- The number of accessible parking spaces;
- Van-accessible parking spaces;
- Required access aisles;
- Maximum allowable slopes;
- Required accessibility signage;
- Accessible routes from parking areas to building entrances; and
- Any other applicable California Building Code, Los Angeles Municipal Code, ADA, and Title 24 requirements.

I respectfully request that inspectors verify compliance with all applicable accessibility standards during any review or inspection of the project.

In Los Angeles, local CBC requirements often exceed federal guidelines. Any newly marked accessible stalls must meet these exact standards: [1, 2]

- **Total Accessible Ratio:** Lots scaling from 1 to 25 total spaces require 1 accessible stall; 26 to 50 spaces require 2; 51 to 75 requires 3; scaling up to 2% for lots over 500 spaces. [1]
- **Van-Accessible Stalls:** At least 1 out of every 6 accessible spaces must be van-accessible, featuring an 8-foot-wide access aisle. [1, 2, 3]
- **Slopes:** The accessible parking space and its adjacent access aisle cannot exceed a maximum slope of 2% (1:50) in any direction. [1]
- **Signage:** Each accessible stall must feature a mounted blue International Symbol of Accessibility sign, placed at least 60 inches from the ground to the bottom of the sign. Van spaces must also be marked with "Van Accessible

In Los Angeles, repaving an existing parking lot triggers modern codes for the altered portions. While your 1972 building's core structure remains grandfathered, the newly paved surface must adhere to the **2025 California Building Standards Code (Title 24)**, which took effect January 1, 2026. [1, 2]

The codes that will apply to your repaving project include:

- **ADA & Accessibility Requirements:** Resurfacing, restriping, or repaving triggers the requirement to comply with the 2010 ADA Standards for Accessible Design. You must provide the correct number of accessible stalls and van-accessible spaces, plus properly striped access aisles, signage, and a level, accessible path to the building entrance. [1, 2]
- **Electrical Vehicle (EV) Charging:** Under modern CALGreen and energy codes, adding or significantly altering parking lots often triggers EV charging readiness requirements. You may need to install conduit and electrical panel capacity to support future charging stations. [1, 2]
- **Stormwater Management (LID):** Los Angeles requires projects involving earthwork and paving to comply with Low Impact Development (LID) ordinances. You may need to incorporate permeable pavement or on-site stormwater retention to reduce runoff. [1]

5. Certificate of Occupancy Parking Count

I also request that Code Enforcement verify compliance with the property's Certificate of Occupancy parking requirements.

Based on my observations, the Certificate of Occupancy appears to require parking for 27 vehicles. However, my count indicates that the current parking layout may accommodate only 26 vehicles.

I respectfully request that City staff investigate this issue and determine whether the parking configuration complies with the approved Certificate of Occupancy and applicable code requirements.

Conclusion

The accommodations requested are intended to provide equal access to housing services and facilities that are already available to other tenants. To date, the owner has neither approved the requests nor provided effective alternatives.

Accordingly, I respectfully request:

1. Approval and installation of an accessible door-viewing system;
2. Approval of an accessible parking accommodation;
3. Restoration or installation of an accessible in-unit intercom communication interface; and
4. Review by City inspectors of all applicable accessibility, parking, and code-compliance issues discussed above.

If the owner believes any requested accommodation should be denied, I respectfully request a written explanation identifying the specific legal and factual basis for the denial, including any claim that the request would constitute an undue financial or administrative burden or a fundamental alteration.

I further request that City inspectors conduct a thorough and impartial review of matters within their jurisdiction, including any accessibility requirements associated with publicly funded housing programs and applicable building code obligations.

Thank you for your attention to these matters. I look forward to a prompt resolution consistent with applicable fair housing, accessibility, and building code requirements.

My rent payment already includes money for renovations and maintenance, and parts and labor.

All rights reserved.

Sincerely,

Sincerely,



Geary J. Johnson
tainmount@sbcglobal.net

Attach California code regulations title two, section 2, code 12181 and
California code regulations title two section 2, 12179



POWER PROPERTY GROUP
 8885 VENICE BLVD, SUITE 205
 LOS ANGELES, CA 90034
 TEL: 310.593.3955
 FAX: 310.661.8195
 WWW.POWERPROPERTYGRP.COM
 CA BRE #01866167

Payment Receipt

Date: RECEIVED JUN 01 2026 Received By: [Signature]

87-311/1240 1060

JUN 01 2026 DATE 6-1-26

#9 LOS ANGELES, CA 90035

PAY TO THE ORDER OF Hi Point 1522 LLC \$ 907.83

Nine hundred Seven and 83/100 DOLLARS

1522 Hi Point #9
Rent June 2026

1060

18-330 1220 1394

JUN 01 2026 Date June 1 2026

GEARY JUAN JOHNSON
1522 HI POINT ST. APT 9
LOS ANGELES, CA 90035

Pay to the Order of Hi Point 1522 LLC \$ 906.00

Nine hundred six and 00/100 Dollars

My way or the highway

INTERCOM INTERFACE UNIT DOOR
REPAIR HOLES + TABULET PARLINGS

1394

CALIFORNIA'S CHOICE FOR REAL ESTATE & PROPERTY MANAGEMENT



2025-11-2 Notes to Kaiser from Patient Geary J. Johnson MRN

- **Failure to diagnose or delayed diagnosis:** Not recognizing a condition or delaying a correct diagnosis, which can worsen a patient's outcome.
- **Treatment errors:** Errors in medication, surgical procedures, or other treatments that cause harm.
- **Failure to treat:** Not providing the necessary or appropriate care.

(Source: Google AI)

Doctor duty to help patient make informed decisions

Kaiser has a duty to help patients make informed decisions by providing clear information about their condition and treatment options, encouraging them to ask questions, and allowing them to involve trusted individuals in the discussion. This right to informed consent includes discussing all appropriate care options, even those that may not be covered by their plan, and empowering members to make their own choices, including the right to refuse treatment.

Kaiser's role in helping patients

- **Provide information:** Kaiser providers must explain the nature, risks, and benefits of all treatment options, including the option of declining treatment.
- **Discuss all options:** They are expected to discuss appropriate care options, even those not covered by the member's plan, and inform the member of any potential costs associated with non-covered services.
- **Encourage questions:** Patients should be encouraged to ask questions and have their concerns fully addressed before agreeing to a course of action.
- **Support shared decision-making:** Kaiser supports open communication and encourages patients to participate in a meaningful discussion about their care plan.
- **Allow for support:** Patients can ask to have a family member, friend, or other healthcare provider present during discussions.

- **Provide resources:** Kaiser may provide printed materials or direct patients to online health decision aids to help them learn about their condition.

Patient's role in making informed decisions

- **Ask questions:** You have the right to ask questions and must be satisfied with the answers before consenting to treatment.
- **Share information:** You are responsible for providing accurate and complete information to your caregivers.
- **Communicate choices:** You have the right to express your wishes for your future care through documents like an Advanced Directive and should share this information with your family and doctor.
- **Participate in care:** You have the right to participate in decisions about your medical care, including selecting a Primary Care Physician (PCP) and making informed decisions regarding treatment plans.
- **Follow treatment plans:** You are responsible for following a treatment plan, but you also have the right to refuse any treatment if you disagree with it or if it conflicts with your beliefs

My experience is that Kaiser discourages patients from “receiving information on the nature, risks, and benefits of all treatment options, including the option of declining treatment.” IMO the wait and see approach is a medical option. In particular, the Urology department has not given me information on the the nature, risks, and benefits of all treatment options, including the option of declining treatment. Kaiser Urology doctors have not provided “clear information about my condition and treatment options, encouraging me to ask questions, and allowing them to involve trusted individuals in the discussion.”

Urologist Doctor APURBA S PATHAK MD (OCTOBER 20 2025) balked at completing Kaiser certificate of ailments and said he could lose his license if he put the wrong thing down on a certification of ailments. He seems to be blaming me. I certainly did not ask him to put down anything that was inaccurate.

One Kaiser Psychiatrist prescribed meI asked would it help with myproblems and the, he said no. I asked are there any side effect toand he said no. That doctor, for example, “did not explain the nature, risks, and benefits of all treatment options, including the option of declining treatment.”

Back to Dr. Doctor APURBA S PATHAK. I asked what is the connection of my urological ailments to my problems He said there is no connection. Dr Pathak has failed in his duty to encourage “patients to participate in a meaningful discussion about their care

plan". From Google AI: "Yes, I.....can affect driving and walking due to a fear of, the physical symptoms of and the potential for a distraction that increases the risk of falls or accidents. It can lead to changes in gait, reduced activity, and increased anxiety when traveling or moving around." "If you are worried aboutby accident, you might avoid going out into the community. You might become isolated and stop doing some daily activities. By restricting your lifestyle, you can lose body strength, balance and stamina. This can contribute to falling." <https://www.guysandstthomas.nhs.uk/health-information/falls/urinary-incontinence> . "Urinary incontinence can affect your social, work and personal relationships." <https://www.mayoclinic.org/diseases-conditions/urinary-incontinence/symptoms-causes/syc-20352808>. "Q: Can I drive with a.....? A: No. The reason is safety. Themay become entangle and obstruct you from safe operation of your vehicle." <https://www.wakemed.org/wakemed-physician-practices/specialties/urology/patient-information-and-forms/catheter-care-and-faq> . ".....issues affect driving by causing **distraction, discomfort and pain**, and in severe cases, cognitive impairment, which can all lead to slower reaction times and increased accident risk." Google AI

Why causes.....?

What are the most common causes of

AI Overview

Common causes of include an enlarged prostate in men, blockages like kidney or bladder stones, nerve problems from conditions like diabetes, stroke, or multiple sclerosis, and medications. It can also result from issues after surgery or childbirth, or due to pelvic injuries or trauma.

Obstructive causes

- **Enlarged prostate**: The most common cause in men, it puts pressure on the urethra, blocking urine flow.
- **Stones**: Bladder or kidney stones can block the bladder's opening to the urethra.
- **Narrowed urethra**: A stricture can make it difficult for urine to pass.
- **Constipation**: Severe constipation can put pressure on the bladder and urethra.

Nerve-related causes

- **Diabetes**: High blood sugar can damage nerves that control the bladder.
- **Stroke or spinal cord injury**: These can interfere with the signals between the brain and bladder.

- **Multiple Sclerosis (MS)**: This disease can affect the nerves controlling bladder function.
- **Other nervous system conditions**: Parkinson's disease and brain or spinal cord infections are also causes.

Other causes

- **Surgery**: Anesthesia and IV fluids can lead to temporary retention after surgery.
- **Childbirth**: Vaginal childbirth can impact bladder and nerve function.
- **Weak bladder muscles**: This can be due to age or overstretching.
- **Pelvic injury or trauma**: Trauma to the pelvic area can affect bladder and urinary tract function.
- **Medications**: Certain drugs, such as some antidepressants, antihistamines, decongestants, and muscle relaxants, can cause retention

Has Dr. PATHAK explored all these ailments above. No. One doctor ER said Kaiser doctors do not know. I Requestedtest andrejected that. Has the Doctor considered bladder or kidney stones, diabetes, multiple sclerosis, or a nervous system condition as the cause of Neurology says on the Kaiser record that I have a so has the doctor considered that in his analysis of the?No.

BACTERIA IN THE BLADDER

Dr. Pathak says caused by PVR is 35. Does that justify?* Doctor does not respond.

The doctor does not describe all the potential permanent side effects of P.....: *

Potential permanent side effects

- **Sexual dysfunction**: This can include erectile dysfunction, a low sex drive, and issues with ejaculation. In some cases, these effects have been reported to persist long after the drug is stopped.
- **Mental health issues**: Depression, anxiety, and suicidal thoughts have been reported and may be permanent in some individuals.
- **Prostate cancer**: Whiledoes not prevent prostate cancer, it can increase the risk of developing a more aggressive form, which may have long-term consequences. It's important to note thatan also affect the results of a PSA test, so it is crucial to inform all doctors that you are taking the medication.

- **Other rare effects:** There are reports of other potential long-term issues, including breast changes in men (such as lumps or pain), and in very rare cases, infertility.

To test if a bladder is emptying sufficiently

A healthcare provider can use a post-void residual (PVR) measurement with an ultrasound or catheter, or conduct a urodynamic test like cystometry to measure pressure and bladder function during emptying. Other tests include a voiding cystourethrogram (VCUG) for an X-ray view or a cystoscopy to visually inspect the bladder and urethra. With a PVR of 35, is that a adequate analysis as to why I need to take Proscar or is that the reason why I do not need to take Proscar. The doctor seems unable to address that.

“My doctor told that drowsiness, confusion & headache always happen with finasteride bcoz of the hormonal changes that occurs in our body due to its consumption.” *Dr. Pathak did not mention these things.*

Catheter Bacteria Test and Urine Test for UTI

I am not aware anyone at Kaiser has tested the catheter upon removal and tested the urine to see the connection between the bacteria in the catheter and the bacteria in the urine.

Numerous times I have catheters removed by the Doctor or by EMR or Urgent care, and many times the urine was not tested, and the catheter was never tested for bacteria. I last was at Urgent Care for catheter removal and asked would the urine be tested and they said no. This seems to be failure to treat.

Dr. Pathak did not answer my concerns about how long a catheter should be in. He did not answer my concerns about the relationship between a UTI caused by catheter and the symptoms and blood tests not taken.

“Catheter-associated urinary tract infection (CAUTI) is the most common healthcare-associated infection and cause of secondary bloodstream infections. Despite many advances in diagnosis, prevention and treatment, CAUTI remains a severe healthcare burden, and antibiotic resistance rates are alarmingly high. In this review, current CAUTI management paradigms and challenges are discussed, followed by future prospects as

they relate to the diagnosis, prevention, and treatment.” <https://pmc.ncbi.nlm.nih.gov/articles/PMC8992741/>

I asked for a blood culture test. That was ignored.

Dr Pathak, to put it mildly, is not able to give me qualified medical information.

Sources:

Why is my bladder full of bad bacteria (article online)

Common causes

Bacterial entry: Bacteria, most often E. coli from the anal or genital area, can travel up the urethra into the bladder.

Female anatomy: The urethra is lower in women, making it easier for bacteria to reach the bladder.

Sexual activity: Sex can introduce bacteria into the urethra, especially for women.

Incomplete bladder emptying: Not completely emptying the bladder allows bacteria to remain and grow.

Urinary tract blockages: Conditions like kidney stones or an enlarged prostate can trap urine, creating a breeding ground for bacteria.

Catheters: A urinary catheter can introduce bacteria directly into the bladder.

Menopause: Changes in estrogen levels during menopause can make it easier for bacteria to adhere to the bladder and urethra.

Weakened immune system: Conditions like diabetes or certain medications can suppress your immune system, making it harder to fight off infection.

Hygiene: Inadequate cleaning after a bowel movement can lead to bacteria transfer.

The Doctor Pathak does not explore that the bacteria could be caused by inadequate cleaning after bowel movement. Failure to treat.

What are the symptoms of kidney stones? sharp pains in your back, side, lower abdomen, or groin. a constant need to urinate. pain while urinating. inability to urinate or can only urinate a small amount. cloudy or bad-smelling urine. <https://www.niddk.nih.gov>

The Doctor Pathak does not explore that the bacteria could be by kidney stones. Failure to treat.

Urinary incontinence significantly affects daily life

Urinary incontinence significantly affects daily life by causing physical discomfort and skin issues, emotional distress like embarrassment, anxiety, and depression, and social and

occupational limitations such as avoiding travel and impacting work performance. It can lead to social isolation, reduced intimacy, and financial burdens from products and medical costs, and for severe cases, it may lead to a loss of independence.

Physical and medical effects

- **Skin irritation:** Prolonged contact with urine can cause skin soreness, rashes, and infections.
- **Increased risk of infections:** Individuals may be more prone to urinary tract infections (UTIs).
- **Disruption of physical activity:** Incontinence can make exercise or simple movements like coughing or bending difficult and may lead to avoiding physical activity altogether.
- **Intrusive symptoms:** Daily activities can be interrupted by the need to find a bathroom, or leakage can occur without warning during activities, sex, or sleep.

Emotional and psychological effects

- **Anxiety and depression:** Constant worry about leaks and potential embarrassment can lead to anxiety, stress, and depression.
- **Embarrassment and shame:** Many people feel embarrassed about the condition, leading to shame and a reluctance to discuss it or seek medical help.
- **Reduced self-esteem:** The problem can negatively impact self-esteem and lead to feelings of inadequacy or low self-attractiveness.
- **Fear of intimacy:** It can affect relationships and cause a reduction in sexual desire and activity.

Social and occupational impacts

- **Social withdrawal:** Fear of accidents in public or difficulty finding a bathroom can lead to declining social invitations, avoiding travel, and isolating oneself from friends and community.

Yes, a urinary tract infection (UTI) can cause dizziness, which is a serious risk while driving. An untreated UTI can lead to dehydration, lower blood pressure, or even spread to the kidneys, causing symptoms like dizziness, confusion, and fatigue that can impair your ability to drive safely.

How a UTI causes dizziness

- **Dehydration:** Frequent urination from a UTI can lead to dehydration, which lowers blood pressure and can cause dizziness.
- **Lowered blood pressure:** The infection itself can lower your blood pressure, leading to lightheadedness and weakness.
- **Spread of infection:** If the infection spreads to the kidneys, it can lead to a more severe condition like sepsis, which can cause dizziness, confusion, and a rapid heart rate.
- **Fatigue:** The body working hard to fight the infection can cause general fatigue, which makes you feel drowsy and less alert.
- **Workplace issues:** It can affect concentration, ability to perform tasks, and may lead to taking time off work.
- **Financial strain:** The cost of absorbent products, medications, and doctor's visits can create a significant financial burden.
- **Loss of independence:** In severe cases, it can compromise daily living activities and lead to a loss of independence.

Failure to diagnose or delayed diagnosis: Not recognizing a condition or delaying a correct diagnosis, which can worsen a patient's outcome.

Treatment errors: Errors in medication, surgical procedures, or other treatments that cause harm.

Failure to treat: Not providing the necessary or appropriate care

References

Causes of urinary blockage

Causes of Urinary Obstruction

Urinary blockage, also known as obstructive uropathy, occurs when urine cannot flow normally through the urinary tract. This can be caused by various factors, including:

Kidney Stones: Hard deposits that form in the kidneys can block the ureters, the tubes that carry urine from the kidneys to the bladder.

Benign Prostatic Hyperplasia (BPH): An enlarged prostate gland in men can compress the urethra, preventing urine from flowing.

Urinary Tract Infection (UTI): Inflammation caused by a UTI can swell the urinary tract, blocking urine flow.

Tumors: Tumors in the urinary tract, such as bladder cancer or kidney cancer, can obstruct urine flow.

Neurological Conditions: Nerve damage or disorders that affect bladder function can lead to urinary retention.

Trauma: Injuries to the urinary tract, such as from accidents or surgery, can cause blockages.

Blood Clots: Blood clots in the urinary tract can block urine flow.

Congenital Abnormalities: Some people are born with structural abnormalities in the urinary tract that predispose them to urinary blockage.

Other Causes: Less common causes of urinary blockage include pregnancy, certain medications, and foreign objects in the urinary tract.

<https://uihc.org/health-topics/urinary-obstruction> Work activity restrictions due to benign prostatic hyperplasia (BPH) are not standard and depend entirely on the severity of an individual's symptoms or if they are recovering from a procedure. The primary impact of BPH on work is generally due to **symptom management** and the need for workplace accommodations, rather than an inability to perform specific physical tasks.

Symptom-Related Challenges at Work

The primary work-related challenges stem from lower urinary tract symptoms (LUTS):

- **Frequent/Urgent Urination:** This may require jobs that allow for frequent, easy access to a restroom, which can be difficult for people who travel, drive long distances, work outdoors, or are in meetings for extended periods.
- **Nocturia (frequent nighttime urination):** This can lead to significant sleep deprivation, resulting in fatigue, reduced concentration, and impaired judgment during the workday.
- **Anxiety and Stress:** The constant worry about finding a bathroom or potential embarrassing situations can cause stress and be a major distraction, affecting productivity and confidence.

Potential Physical Limitations

While general physical activity is encouraged for BPH management, some specific activities may need modification based on individual comfort:

- **Prolonged Sitting with Pressure:** Activities involving prolonged sitting on hard surfaces, such as certain types of cycling or operating heavy machinery, can put pressure on the pelvic area and potentially aggravate symptoms. Using a padded seat or taking frequent breaks may help.
- **Heavy Lifting (after surgery):** If you've undergone BPH treatment, especially surgery, your doctor will likely recommend temporary restrictions on heavy lifting and strenuous activity for a period of time to aid recovery.

Workplace Accommodations BPH

Employers are often willing to make reasonable accommodations to help employees manage BPH symptoms and maintain productivity:

- **Easy Restroom Access:** Working in a location that provides immediate and private restroom access.
- **Flexible Breaks:** Ability to take additional or more flexible restroom breaks as needed.
- **Scheduling Adjustments:** Modifying work hours to align with better symptom management (e.g., if symptoms are worse at night).
- **Accommodation for Drug Testing:** Providing alternatives (e.g., blood/saliva test) or extra time for employees who have difficulty providing a urine sample

How to manage incontinence at work

- **Schedule regular breaks:** Establish a routine of taking regular toilet breaks to help manage your symptoms.
- **Communicate during meetings:** Let colleagues know that you may need to step out during meetings and, if possible, choose a seat with easy access to the exit.
- **Keep a bladder diary:** Tracking your symptoms can help you understand your triggers and communicate your needs more effectively to your employer.
- **Stay physically active:** Incorporate low-impact exercises into your routine to help strengthen your pelvic floor muscles, which can improve bladder control.

<https://my.clevelandclinic.org/health/diseases/15181-bladder-outlet-obstruction>

What causes a bladder outlet obstruction?

An enlarged prostate gland ([benign prostatic hyperplasia](#) or BPH) is a common cause of bladder outlet obstruction.

But many different things can cause a bladder outlet obstruction, like:

Scar tissue in your urethra ([urethral stricture](#))

Bladder stones (hardened minerals)

Procedures for stress incontinence

Noncancerous (harmless) lesions or cysts

Urethral, vaginal, uterine, bladder, rectal, prostate or cervical cancer

Bladder or uterus falling down into your vaginal area (pelvic organ prolapse)

Severe constipation or impaction of stool

Tests to diagnose bladder outlet obstruction may include:

- Blood tests to check for kidney damage
- Urinalysis to check for blood or infection
- [Pelvic ultrasound](#) of your kidneys and bladder to find where the pee blockage is occurring
- [Cystoscopy](#) to look for narrowing of your urethra

- [Urodynamic testing](#) to show how the muscles of your bladder and sphincters function
- [Electromyography \(EMG\)](#) to check your muscle and nerve function
- [Post-void residual urine test](#) to see how much pee you have in your bladder after you pee
- [CT urogram](#) (a series of X-rays)
- MRI (imaging that uses radio waves)
- Voiding cystourethrogram ([VCUG](#), a type of X-ray)

I asked for a pelvic ultrasound of the bladder months ago and it was refused by the urology department. Failure to treat.

Bloodstream and catheter infection

NCBI Bookshelf. A service of the National Library of Medicine, National Institutes of Health. Holzheimer RG, Mannick JA, editors. Surgical Treatment: Evidence-Based and Problem-Oriented. Munich: Zuckschwerdt; 2001. Bloodstream and intravascular catheter infections Kelli M Bullard, M.D. and David L Dunn, M.D. Bacteremia occurs in ~ 250,000 hospitalized patients annually in the U.S., causing considerable morbidity and increasing the risk of death nearly twenty fold (1–3). The magnitude of this problem only now is becoming recognized. Most patients undergo intravascular catheter placement at some time during their hospitalization, including ~ 145 million peripheral venous catheters and ~ 3–5 million central venous catheters per annum in the U.S., and ~ 18–25% of these catheters become colonized at some time during the course of their use. Ensuing infection is the most common complication associated with intravascular devices and subsequent bacteremia (occurring in ~ 3–5% of central venous catheters and ~ 0.5% of peripheral catheters) can be a highly morbid and oftentimes lethal consequence (4–6). Sepsis syndrome Sepsis syndrome represents a subset of the systemic inflammatory response syndrome (SIRS) in which patients harbor an infectious process and in which two or more of the following parameters are present: 1) temperature > 38 °C or < 36 °C, 2) heart rate > 90 beats/minute, 3) respiratory rate > 20 breaths/minute or PaCO < 32 torr, 4) white blood cell count > 12,000 cells/mm, < 4000 cells/mm, or > 10% immature (band) forms of neutrophils present on the peripheral blood smear (7, 8). Mortality associated with sepsis syndrome is ~ 35–40%, although fewer than half of patients have a microbial pathogen cultured from their bloodstream (7, 9–11). It is highly likely, however, that most episodes of bacteremia and fungemia are either intermittent, transient, or both precluding isolation of the offending pathogens during every clinical event.

Signs of sepsis from a UTI (urosepsis)

include worsening UTI symptoms like pain or pressure in the lower back or abdomen, along with systemic signs like fever, chills, rapid heart rate, rapid breathing, confusion, and low blood pressure. Other potential indicators are extreme pain, clammy or sweaty skin, disorientation, or feeling extremely unwell. It is a life-threatening condition that requires immediate medical attention.

Dr. Pathak never says he investigated the possibility of a sepsis infection. Failure to treat.

Priyanka Snell

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Lives in New York, NY 7y

Follow

Lives in New York, NY 7y

Originally Answered: What is your review of Kaiser Permanente?

For basic stuff, they're good. But for anything that is even remotely complicated, life threatening or chronic - basically anything that requires judgment beyond what they teach doctors in textbooks, Kaiser is pretty bad.

I have NEVER had any critical or chronic conditions resolved at Kaiser. Never. The moment they encounter something that they know is hard to treat, they'll start acting cold and impersonal and it is almost like they want to drive you away to a different healthcare provider who will deal with the difficult condition.

They only have textbook remedies to offer. If you have a complicated condition that requires good judgment and maybe some extra thought on part of the doctor, you'll most likely be very disappointed.

The good part is that they're super clean, you never ever have to give second thought to hygiene, I've never had issues with billing or insurance related matters (it's always straightforward and transparent) and they have a good presence in the US. Most larger cities have multiple Kaiser healthcare hospitals. So you're never too far from one.

Scheduling appointments is way simpler than with many other healthcare providers.

To sum it up, they're great for simple health conditions. For complex stuff, you're probably better off seeing a specialist outside of Kaiser.

<https://www.quora.com/What-is-the-opinion-of-Kaiser-Permanente-Are-they-a-good-company-What-are-their-health-care-services-like>

***From Reddit on: may cause permanent side effects**

This is the meds I will start taking Monday. They are supposed to shrink the prostate in 3-6 months. — — (From Reddit) You are lucky that you are asking this question and getting a legitimate answer before taking the drug as many people were never given appropriate informed consent opportunities.

Most importantly - side effects:

The insert includes only a couple of common side effects, and not the most disabling ones that have shown to be frequently reported, especially in younger patients. These can also be permanent, even after using the drug for a short period of time. This includes: genital numbness, penile and testicular shrinkage, ED, ejaculation disorders, pelvic floor dysfunction, inability to achieve orgasm or pleasureless, weak orgasms, insomnia, brain fog, memory loss, depression, anxiety and panic disorders, reduced or absent motivation, hopelessness, suicide. The causes of these are explained below.

This drug blocks DHT, which is the most potent androgen in the body. Even after puberty, this hormone regulates the health of male reproductive organs and is highly involved in maintaining proper sexual function and its benefits.

DHT is metabolized into various neurosteroids such as allopregnanolone which is a hormone that reduces anxiety, depression and promotes feelings of well-being. DHT blockers such as finasteride inhibit this and several other necessary steroid hormones from forming, causing a deficit in the brain. This is what causes anxiety, depression, panic and potentially suicidality as side effects.

DHT inhibition can also cause disruptions in dopamine and GABA production and signaling behavior, and this improper regulation creates issues in the balance and function of both neurotransmitters. This also contributes to side effects such as anhedonia, anxiety, depression, insomnia, etc.

Some people have genetic predispositions to be highly sensitive to finasteride and other 5-alpha reductase inhibitors, and although the exact mechanism is unknown, this has been shown to cause severe and permanent side effects in these users, known as Post Finasteride Syndrome. These side effects include genital numbness, pleasureless orgasms, ejaculation disorders, inability to feel pleasure, suicidality, skin issues (dryness, excess skin), vision damage, extreme brain fog, hormone imbalances, and even infertility due to sperm modifications. There is no way of knowing if you are predisposed because it is unknown exactly which genes are responsible for this sensitivity although there are several that are hypothesized to play a role such as TTR, DIO2, CLDN1, CLDN2, SLC4A5, KCNE2, CROT, HCRT, MARCKSL1, VGF, IRF2BPL) and GSEA. These have been shown to be significantly downregulated or upregulated after finasteride treatment, and it is now widely accepted that the epigenetic changes

involved in this response are likely due to modifications in Androgen Receptor-Hormone binding and associated gene transcription which regulates gene expression including the turning on and off or 'silencing' of specific genes. People of all races and ages have been shown to be susceptible to this. **There is no cure or treatment for this.**

Some patients have experienced these persistent issues for decades after stopping the drug.

The drug stops working immediately when you stop taking it, so you have to take it for life otherwise your hairfall will resume normally.

Androgens are extremely important in regulation of mood, cellular health, reproductive health, bone density and proper DNA transcription. Some people have developed bone demineralization from inhibiting androgens such as DHT and Testosterone. Some users have complained of facial structure changes as the increased estrogen especially in very young users has been thought to feminize the more prominent, masculinized bone structure. Body hair loss is also a common side effect.

This is not a complete list, but contains most of the important things to consider before taking Finasteride.

Geary J. Johnson

✓ Choose a recipient

JEFFREY DAVID SIEGEL MD - PRIMARY CARE PHYSICIAN - Internal Medicine

ADRIANA DUARTE RN GENERAL, OTHER

APURBA S PATHAK MD Urology Out Through 03/08/2026

ARMEN ARSHAKYAN MD Infectious Diseases

BRIONA INESHA WILLIAMS LVN GENERAL, OTHER

C K THIPPHAVONG MD Psychiatry Out Through 03/09/2026

DAVID TOSHIO SAKIHARA OD EYE AND VISION, OPTOMETRIST

GAURAV S MEHTA DO Urology

JEFFERY L DEAN AUD GENERAL, OTHER

JENNIFER TELLO LCSW Mental Health

JEREMY MICAH NUDELL MD Internal Medicine

JESSICA ELAINE MALDONADO LMFT Mental Health

JOANN BOYD LVN GENERAL, OTHER

JULIE FRANCES ROMIAS MD Family Practice

LADAN ALAMDAR LMFT Mental Health

MALIHE RIVAZ MD Neurology

NOOR AL-HASSAN OD EYE AND VISION, OPTOMETRIST

PAUL BORIS KAZIMIROFF MD Neurology

REBECCA ANNE HALL LCSW Mental Health

S V EMPING-FLORIAN RN Case Management

SANAZ KARIMI MD Neurology

TAMMY THU NGUYEN PA GENERAL, OTHER

TIMOTHY JAMES MAARUP MD Genetics

YAGIL BARAZANI MD Urology

Repaving Parking Lot

In Los Angeles, repaving an existing parking lot triggers modern codes for the altered portions. While your 1972 building's core structure remains grandfathered, the newly paved surface must adhere to the **2025 California Building Standards Code (Title 24)**, which took effect January 1, 2026. [[1](#), [2](#)]

The codes that will apply to your repaving project include:

- **ADA & Accessibility Requirements:** Resurfacing, restriping, or repaving triggers the requirement to comply with the 2010 ADA Standards for Accessible Design. You must provide the correct number of accessible stalls and van-accessible spaces, plus properly striped access aisles, signage, and a level, accessible path to the building entrance. [[1](#), [2](#)]
- **Electrical Vehicle (EV) Charging:** Under modern CALGreen and energy codes, adding or significantly altering parking lots often triggers EV charging readiness requirements. You may need to install conduit and electrical panel capacity to support future charging stations. [[1](#), [2](#)]
- **Stormwater Management (LID):** Los Angeles requires projects involving earthwork and paving to comply with Low Impact Development (LID) ordinances. You may need to incorporate permeable pavement or on-site stormwater retention to reduce runoff. [[1](#)]



Power Property Management, Inc.
 P.O. Box 472
 Culver City, CA 90232
 Phone - (310) 593-3955
 Fax - (310) 661-8195

To:
G & E Handyman
 13637 Coradary Ave #37
 Hawthorne, CA 90250
 Phone - (424) 207-6250

Work Order # 118119-5
 Status **Scheduled**
 Created On 09/10/2025
 Estimate Requested On --
 Estimate Amount --
 Estimated On --
 Scheduled On --
 Completed On 09/12/2025, 1:00pm - 4:00pm PDT
 Tenant(s) Notified --
 Permission to Enter --
 Job Site No
 1522 Hi Point - 9
 1522 Hi Point St #9
 Los Angeles, CA 90035

Pet(s) --
 Note: property built before 1978.

Tenant(s)

Geary J. Johnson Phone - (323) 807-3099 Tainmount@sbcglobal.net
 Byron Wilson Phone - (310) 651-1072 lee_wilson54@yahoo.com

Tenant Availability

Description

- *Can't see through peep hole and needs repair
- *Paint is chipping in bathroom on top of shower and needs repair
- *Hole next to tub needs patching
- *Bathtub walls need reglazing

Tandem patching not addressed

*Intercom NOT FIXED.
 Geary Johnson
 12/12/25*

Property Notes

Lockbox #1 Code 2901
 Lockbox #2 Code 1738
 Rear of the Building 1967E

1pm - 3pm

Created By: Aminta Portillo

Technician's Notes:

Authorized By: _____

Signed By: _____

Dated By: _____

Invoice #: _____



Davey GJuanvaldez <hairylegs27@gmail.com>

Memorialization of inspection by Power Property Management Inc employee Benjamin for Hi Point 1522 LLC, Owner

1 message

G Johnson <tainmount@sbcglobal.net>

Mon, Aug 25, 2025 at 3:20 PM

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

To: "marke.bridge@lacity.org" <marke.bridge@lacity.org>, Vatche Kasumyan <vatche.kasumyan@lacity.org>, Germain Mendoza <germain.mendoza@lacity.org>, Masiss Andriasian <masiss.andriasian@lacity.org>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>

Cc: "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriguez@lacity.org" <councilmember.rodriguez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@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.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, "Cc: 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>, "cityatty.help@lacity.org" <cityatty.help@lacity.org>, "fabian.gonzalez@lacity.org" <fabian.gonzalez@lacity.org>

To whom it may concern:

Today employee Benjamin on his own power with a key entered the unit 9 about 11:57 am.

I provided a list (below) to him.

INTERCOM

I indicated that the outside box called AKUVOX intercom function does not work and I indicated that the second Intercom in my unit ARTOLIER also does not work. Benjamin at first said he would not address the intercom system because he was only there to address "health and safety" issues. I objected. I told him that while the owners supplies the keys for the front door, apartment door, gate clicker, and

mailbox, he unfairly refuses to provide the WiFi and cell phone for the AKUVOX intercom function to work. Benjamin asked if I wanted the one in the unit (ARTOLIER) to be repaired and I said yes I would like it to be working.

PEEPHOLE

Benjamin examined the peephole and said it would be replaced. Other units have wide angle peepholes while we do not. (I am willing to pay a reasonable small amount to have the peephole replaced.)

THE PARKING GATE

Benjamin said the non-functioning parking gate is already scheduled for repair.

PAINT REPAIR NEEDED IN BATHROOM

Benjamin took pictures of the areas where the paint peeled after the pipe repairs caused the bathtub support to shift.

KITCHEN SINK DRAWER

Benjamin took pictures of the kitchen cabinet drawer and said the drawer support will be repaired.

STOVE OVEN AREA

Benjamin showed me that the stove is operating normally and that the air holes in the oven are not near the broiler flame.

ABANDONED VEHICLE AT STALL #8

Benjamin noted the plate number of the abandoned vehicle at stall 8 that does not have current registration sticker and has a flat tire and is not operating; I told him it has been sitting there for a number of years.

FOLIAGE OVER PARKING GATE

I noted to Benjamin that tree branches should be trimmed over the parking gate because I have seen the branches cause the gate to stop.

DEAD BRANCH

Benjamin noted a dead branch outside on my unit window.

TANDEM PARKING STALL ASSIGNMENT

I did not mention it to Benjamin since it has already been mentioned in numerous emails and faxes to the owner. Tandem stalls 13,14, 15, 17 are vacant. Please assign unit 9 to a tandem parking stall as promised. I remind you that our rent check says it is tendered to pay for the tandem parking.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

Tenant

1522 Hi Point St 9

Los Angeles. CA. 90035

LIST FOR INSPECTION

1. The Intercom in unit nine is still not functioning and needs to be replaced repaired or removed.
2. Tenant unit 9 still have not been supplied with the parts to use the second Intercom that is on the outside of the building described as Akuvox.
3. The peephole for the apartment door needs to be replaced as we cannot see thru it.
4. T h e parking gate a s of yesterday w a s not working for a number of days.
5. There are paint chipping in the shower area of the bathroom that need to be addressed.

6. One of the kitchen sink cabinet drawers is broken and unusable and needs repair.

7. Stove bottom shelf missing to protect from grease spills and risk of fire.

c: Fabian Gonzalez, City Housing inspector

P.S. Copy to Mayor Karen Bass at cityatty.help@lacity.org. The Mayor's office does not have a public email or an email for the HelpDesk. Very sad.

March 7, 2025

From Geary J. Johnson

MRN

To Kaiser Portal

Re: Fifty Six (56) Communications to the Portal Kaiser

Based on documents saved to the Kaiser Permanente portal, here is a list of the dates of correspondence to Dr. Rivaz through the portal. January 2, 2024, January 4, March 12, March 25, June 12, June 15, June 15, July 4, July 6, July 18, August 18, August 21, August 28, August 28, September 7, October 16, October 23, October 24, November 4, November 4, November 4, November 7, November 10, November 18, November 18, November 25, December 7, December 8, December 20, December 20, December 20, December 26, December 20, December 21, December 28, December 31, January 4, 2025, January 7, January 16, January 22, January 23, January 23, January 23, January 24, January 27, January 29, January 29, January 30, January 31, February 5, February 10, February 17, February 17, March 4, March 4, March 4. Dates that are repeated showed that there was more than one communication on that day. I believe my needs were clearly spelled out, and those communications. And my recent visit, I did discuss with the doctor my continuingThe doctor mentioned a possible need for another while I mentioned the need for an analysis of the previous and the fact that the images had never been seen by any Kaiser doctor From the 2022But we also discussed the assignment of ato me, but no other physical therapy has been ordered. So generally speaking, for the most part, most of the communications that I listed above were not responded to by issue or by date, thus the doctor was unresponsive to my needs. I suggest that the doctor did not read the communications or if she read them she didn't understand them or perhaps she was directed not to read the communications. Perhaps the doctor was picking and choosing what she was going to respond to, but that did not help me to get answers to my concerns. I think it important that the time span is from January 2024 until March 2025 so that is important to know that amount of time that some

issues continue to be pending and on top of that or as well as 56 communications to the portal.

IMO my best estimate is that I mentioned theto Dr. Rivaz about a year ago, not to mention that she was out a few months on maternity. Dr. Rivaz never made an effort during that time to get a copy of theimages. The 11/19/22summary report of the is not signed by a doctor.

Doctor say that arthritis can cause balance issues. Doctor RIVAZ says that arthritis does not cause balance issues. I disagree. Can Rheumatoid Arthritis Cause Balance Problems? <https://www.myrateam.com/resources/can-rheumatoid-arthritis-cause-balance-problems>

After a year of my time, does Dr. RIVAZ have any idea as to what neurological condition can cause balance issues? She does not seem to have any idea although I'm sure she knows how to do medical research.

I did not feel that the doctor was communicating with me as opposed to at me; she appeared to basically be reading from a script because this was the same answers for the most part that I had heard a year ago or six months ago. Like in the acting profession, you may be called upon to read from a script, or you may be called to improvise. I did not feel that the doctor was improvising, I felt that she was definitely reciting from a script as to a pat amount of answers that she would give, and she was not really carrying on a give-and-take conversation.

For example, the doctor explained that she was the one who sent me to but I told her I did not get anyonly them saying that they were recommending me for a

Reference:

Physicians can best contribute to a mutually respectful alliance with patients by serving as their patients' advocates and by respecting patients' rights. (Source: Google)

These include the right:

To courtesy, respect, dignity, and timely, responsive attention to his or her needs.

To receive information from their physicians and to have opportunity to discuss the benefits, risks, and costs of appropriate treatment alternatives, including the risks, benefits and costs of forgoing treatment. Patients should be able to expect that their physicians will provide guidance about what they consider the optimal course of action for the patient based on the physician's objective professional judgment.

To ask questions about their health status or recommended treatment when they do not fully understand what has been described and to have their questions answered.

To make decisions about the care the physician recommends and to have those decisions respected. A patient who has decision-making capacity may accept or refuse any recommended medical intervention.

To have the physician and other staff respect the patient's privacy and confidentiality.

To obtain copies or summaries of their medical records.

To obtain a second opinion.

To be advised of any conflicts of interest their physician may have in respect to their care.

To continuity of care. Patients should be able to expect that their physician will cooperate in coordinating medically indicated care with other health care professionals, and that the physician will not discontinue treating them when further treatment is medically indicated without giving them sufficient notice and reasonable assistance in making alternative arrangements for care.

May 29 2026 UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS

1 message

G Johnson <tainmount@sbcglobal.net>

Sat, May 30, 2026 at 12:31 AM

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.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>, "epermit.ladbs@lacity.org" <epermit.ladbs@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>

HI POINT 1522 LLC RE 1522 HI POINT STREET 90035 VIA POWER PROPERTY MGMT GROUP

May 29, 2026

Dear Property Owner and City of Los Angeles Officials:

This letter serves as a follow-up to my March 24, 2026 correspondence regarding my requests for reasonable accommodations. To date, I have not received a substantive response from the owner regarding the three accommodations requested.

1. Accessible Unit Door Peephole

I requested installation of an accessible door-viewing system that can be used by a wheelchair user. Under California fair housing regulations, housing providers may not deny a reasonable accommodation or modification unless they can demonstrate that the request would constitute an undue financial and administrative burden or a fundamental alteration

of the housing program. See Cal. Code Regs., tit. 2, §§ 12179 and 12181.

The owner has advised that any work must be negotiated through or performed by a contractor selected by the owner. However, California regulations specifically provide that owners may not require modifications to be performed by a particular contractor, absent lawful justification. In this case, the requested accommodation can be achieved by replacing the existing peephole with an accessible viewing device, such as a digital door viewer or wheelchair-height peephole. The owner replaced the existing peephole in December 2025 without charging any separate fee for labor or materials. Because the request involves replacing one door-viewing device with another and does not fundamentally alter the door, the request constitutes either a reasonable accommodation or a minimal modification necessary to provide equal access. The requested device would allow me to visually identify visitors without opening the door, a function already required by applicable accessibility and life-safety provisions.

As a wheelchair user, I cannot effectively use the existing peephole and therefore cannot visually identify visitors without opening the door. The requested accommodation would provide the accessibility required by applicable building and housing standards.

Furthermore, because the owner receives public housing-related funding, additional obligations may apply requiring the owner to bear the cost of accessibility-related modifications and accommodations.

If the current door viewer peephole is removed, it can be replaced. In that manner, the owner has not lost a peephole because the extra part is still there. I suggest the current door viewer be replaced with a digital door viewer with no labor intensive drilling needed. **“Digital Door Viewers:** Replace your current peephole with a digital version. This projects the view onto an eye-level digital screen or a smartphone, entirely eliminating the need to look through a physical lens.”

By replacing one peephole with another, this is an accommodation rather than modification because no part of the door is being modified nor is this a fundamental alteration.” Replacing a standard or damaged peephole is considered routine maintenance or a minor, standard structural modification. In fact, lowering or modifying a peephole specifically for wheelchair accessibility or vision needs is officially recognized by the DOJ and HUD as a standard and reasonable modification.” Landlord has to pay simply because I already provide monies to the labored for parts and labor. He replaced the peephole in December 2025 and did not charge me a separate fee or require me to pay for the install. The landlord replaced the peephole in 2025, therefore the building code for 2022 Los Angeles accessibility standards apply. Yes, the Los Angeles Building Code (LABC) and California Building Code (CBC) require accessible residential dwelling units to feature a means for visually identifying a visitor without opening the door, thus the requested accommodation is simply a request that the owner is already required to do.

Sec. 91.6706 refers to the **Entry Vision** requirement under the Los Angeles Municipal Code (LAMC). It requires all entry doors in residential occupancies (like dwelling units and guest rooms) to be arranged so occupants can see who is outside without needing to open the door. Being wheelchair bound, I cannot see outside without needing to open the door, hence the wheelchair height peephole is the financial responsibility of the owner.

2. Accessible Parking Accommodation

I have proposed a reasonable solution that would allow my assigned parking space to function as an accessible parking space while preserving the overall parking capacity of the property.

Specifically, I offered to pay the cost of repainting and renumbering parking stalls so that the existing configuration could be adjusted without reducing the total number of parking spaces available to the property. This proposal would allow the owner to incur little or no expense while providing an accessible parking arrangement closer to the most accessible entrance to the building.

This proposal is made solely as an accommodation solution and is not intended to waive any rights, obligations, or entitlements established by the rental agreement, housing laws, or applicable regulations.

3. Accessible In-Unit Intercom Communication Interface

I also requested restoration or installation of an accessible in-unit intercom communication device that allows two-way communication with visitors at the building entrance. The building previously provided a wired intercom system with an in-unit communication interface. The ability to communicate with and identify visitors from within the dwelling unit is an important housing service associated with building access and security.

The owner has neither approved the requested accommodation nor proposed an effective alternative that provides equivalent access. Under fair housing laws, a housing provider may not deny a requested accommodation merely by asserting cost concerns. Rather, the owner must demonstrate that the request would impose an undue financial and administrative burden or constitute a fundamental alteration.

To date, no such showing has been made.

Because the intercom system is part of the property's access and communication infrastructure, and because the owner is responsible for maintenance and operation of building systems, I continue to request installation of an effective and accessible in-unit communication interface.

The owner has not proven it is unlawful for owners to deny a particular type of modification unless it is an undue financial and administrative burden or a fundamental alteration. In other words, the owner cannot deny the unit two way communication interface or accommodation and require me to pay because he has not proven that his an undue financial and administrative burden or fundamental alteration.

My rent payment already includes money for renovations and maintenance, and parts and labor.

The unit interface is a requirement under city accessibility building codes, therefore the owner has to bear the costs.

4. Parking Lot Repaving and Accessibility Compliance

I understand that the owner intends to repave and restripe the parking lot.

I respectfully request that City inspectors review the project for compliance with applicable accessibility requirements.

Alterations to parking facilities may trigger compliance obligations under current accessibility standards, including requirements relating to:

- The number of accessible parking spaces;
- Van-accessible parking spaces;
- Required access aisles;
- Maximum allowable slopes;
- Required accessibility signage;
- Accessible routes from parking areas to building entrances; and
- Any other applicable California Building Code, Los Angeles Municipal Code, ADA, and Title 24 requirements.

I respectfully request that inspectors verify compliance with all applicable accessibility standards during any review or inspection of the project.

In Los Angeles, local CBC requirements often exceed federal guidelines. Any newly marked accessible stalls must meet these exact standards: [1, 2]

- **Total Accessible Ratio:** Lots scaling from 1 to 25 total spaces require 1 accessible stall; 26 to 50 spaces require 2; 51 to 75 requires 3; scaling up to 2% for lots over 500 spaces. [1]
- **Van-Accessible Stalls:** At least 1 out of every 6 accessible spaces must be van-accessible, featuring an 8-foot-wide access aisle. [1, 2, 3]
- **Slopes:** The accessible parking space and its adjacent access aisle cannot exceed a maximum slope of 2% (1:50) in any direction. [1]
- **Signage:** Each accessible stall must feature a mounted blue International Symbol of Accessibility sign, placed at least 60 inches from the ground to the bottom of the sign. Van spaces must also be marked with "Van Accessible"

In Los Angeles, repaving an existing parking lot triggers modern codes for the altered portions. While your 1972 building's core structure remains grandfathered, the newly paved surface must adhere to the **2025 California Building Standards Code (Title 24)**, which took effect January 1, 2026. [1, 2]

The codes that will apply to your repaving project include:

- **ADA & Accessibility Requirements:** Resurfacing, restriping, or repaving triggers the requirement to comply with the 2010 ADA Standards for Accessible Design. You must provide the correct number of accessible stalls and van-accessible spaces, plus properly striped access aisles, signage, and a level, accessible path to the building entrance. [1, 2]
- **Electrical Vehicle (EV) Charging:** Under modern CALGreen and energy codes, adding or significantly altering parking lots often triggers EV charging readiness requirements. You may need to install conduit and electrical panel capacity to support future charging stations. [1, 2]
- **Stormwater Management (LID):** Los Angeles requires projects involving earthwork and paving to comply with Low Impact Development (LID) ordinances. You may need to incorporate permeable pavement or on-site stormwater retention to reduce runoff.

5. Certificate of Occupancy Parking Count

I also request that Code Enforcement verify compliance with the property's Certificate of Occupancy parking requirements.

Based on my observations, the Certificate of Occupancy appears to require parking for 27 vehicles. However, my count indicates that the current parking layout may accommodate only 26 vehicles. I respectfully request that City staff investigate this issue and determine

whether the parking configuration complies with the approved Certificate of Occupancy and applicable code requirements. There are stalls (single car) 1A and 1-13 and tandem stalls 14-19 (two cars each).

Conclusion

The accommodations requested are intended to provide equal access to housing services and facilities that are already available to other tenants. To date, the owner has neither approved the requests nor provided effective alternatives.

Accordingly, I respectfully request:

1. Approval and installation of an accessible door-viewing system;
2. Approval of an accessible parking accommodation;
3. Restoration or installation of an accessible in-unit intercom communication interface; and
4. Review by City inspectors of all applicable accessibility, parking, and code-compliance issues discussed above.

If the owner believes any requested accommodation should be denied, I respectfully request a written explanation identifying the specific legal and factual basis for the denial, including any claim that the request would constitute an undue financial or administrative burden or a fundamental alteration.

I further request that City inspectors conduct a thorough and impartial review of matters within their jurisdiction, including any accessibility requirements associated with publicly funded housing programs and applicable building code obligations.

Thank you for your attention to these matters. I look forward to a prompt resolution consistent with applicable fair housing, accessibility, and building code requirements.

My rent payment already includes money for renovations and maintenance, and parts and labor.

All rights reserved.

Sincerely,

Geary J. Johnson
tainmount@sbcglobal.net

Geary Juan Johnson
Phone 323-807-3099

On Saturday, May 23, 2026 at 08:00:25 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

My understanding is that the department of building and safety enforces accessibility standards for new construction and renovations based on the California code, CBC chapters 11 A and 11 B. I have asked the Los Angeles housing department to enforce these codes, and it does not appear that they feel they have the jurisdiction to enforce these codes.

I am also concerned about accessibility requirements under the building code as relates to unit door peep holes and handicap parking stalls and requirements by the city building code. I have not been able to get any response from the city code enforcement department. This is regards a private residential apartment building at the address below which also receives government

assistance from HUD and section 8. I myself I'm not a section 8 recipient although I am a tenant with a disability(s).

This building underwent major renovations, electrical and plumbing and parking lot in 2014. This building underwent major renovations to the Intercom system in 2023. The building went underwent major repairs two months ago to one of the units, including complete plumbing and electrical..

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

On Thursday, May 21, 2026 at 07:10:33 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Here is the fax I sent to the property owner.

Regarding the request for handicapped parking stall, I have previously suggested that you switch tenants apt 9 with stall 14, and just switch the numbers. Stall 14 would accommodate both our cars in tandem, and for accessibility purposes the stall would be closet to the most accessible entrance in the rear of the building. If you want, I would be willing to volunteer to stencil the numbers and provide the paint to repaint the numbers, and repaint the numbers. As stated before, there would be no cost to you for me to do this. Current stall 14 would become stall 8, and stall 8 would become stall #14. Under separate cover. There is offer an exception is good for eight days and please respond in writing.. there is no waiver of the right to the owner or my rights for the owner to provide repairs and maintenance.. there will be no loss to the owner because she will still retain the vacant stall eight which would become stall 14. In my opinion, the lease agreement does not limit us to a single car stall.. Also, I am not employed by you so I do not take orders for you. The parking is a contractual right in a legal necessity. Since the lease agreement provides spaces for parking car one and two, it is reasonably expected that we would be supplied parking for two cars and this housing right was provided to us at a move-in, and this was a building feature that the landlord held out as part of the tenancy.. under separate cover, I will forward to you pictures of the pass parking assignments showing that you at one point did extend the install 13 to make it into a tandem car stall, and I think you have since shortened that back to a single car all, but the picture show that it is possible to make these modifications in the parking stalls themselves.

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

On Friday, May 15, 2026 at 12:37:04 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass:

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

How many days since original housing services complaints: 4032

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

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

There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation complaint 987103.

 **2029-5-29 Fax to Owner re Unit 9.pdf**
942K

1 PROOF OF SERVICE

2
3 I, ERIC BECKWITH, do declare:

4 I am a resident of the County of Los Angeles; I am over the age of 18 years
5 of age and not a party to be within entitled action; my business address is 1522 Hi
6 Point St. Apt 9, Los Angeles, CA 90035.

7 On April 8, 2026, I served the within

8
9 2026-4-7 To Kaiser Portal review call with Adriana.pdf

10 on the below listed in said action, by placing a true copy thereof enclosed in a
11 sealed envelope with postage thereon fully prepaid, in the United States mail at
12 Los Angeles, California, addressed to the last known address as follows:

13 Board of Directors. Key Board Members and Officers (as of March 2025):

14 Gregory A. Adams: Chairman of the Board, CEO, and President.

15 Ramón F. Baez: Director.

16 David J. Barger: Director.

17 Regina M. Benjamin, MD: Director.

18 Jeff Epstein: Director.

19 Leslie S. Heisz: Director.

20 David F. Hoffmeister: Director.

21 Judith A. Johansen, JD: Director.

22 Jonathan S. Lewin, MD: Director.

23 Jenny J. Ming: Director.

24 Matthew T. Ryan: Director.

25 Richard P. Shannon, MD: Director.

26 Vivek Sharma: Director.

27 Cynthia A. Telles, PhD: Director (effective 3/1/25).

28 A. Eugene Washington, MD: Director.

I declare under penalty of perjury under the laws of THE STATE OF
CALIFORNIA that the foregoing is true and correct.

Executed on April 8, 2026, at Los Angeles California.

ERIC BECKWITH

Kaiser Permanente

Board of Directors. Key Board Members and Officers (as of March 2025):

Gregory A. Adams: Chairman of the Board, CEO, and President.

Ramón F. Baez: Director.

David J. Barger: Director.

Regina M. Benjamin, MD: Director.

Jeff Epstein: Director.

Leslie S. Heisz: Director.

David F. Hoffmeister: Director.

Judith A. Johansen, JD: Director.

Jonathan S. Lewin, MD: Director.

Jenny J. Ming: Director.

Matthew T. Ryan: Director.

Richard P. Shannon, MD: Director.

Vivek Sharma: Director.

Cynthia A. Telles, PhD: Director (effective 3/1/25).

A. Eugene Washington, MD: Director.

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 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)

LINKS

City LA officials named in housing racism case

<https://wp.me/P57D2C-19S>

Johnson Confronts Los Angeles Corruption and Racism

<https://youtu.be/yPimv0nvQBY>

Standing in the Apt House Door Pt 1 of 2

<https://youtu.be/cf6fMLA2vB0>

Standing in the Apt House Door Pt 2 of 2

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

https://youtu.be/f_yiQw5lqk

Donald Matt Williams AGAIN Says No Fair Housing for Blacks-

January 31 2018 in America

<https://youtu.be/vomz7tsogvM>

Discrimination and Corruption Los Angeles Housing Department

<https://youtu.be/1F3Hbb2f3VQ>

-

Racism at Hi Point Apts

<https://youtu.be/y8laNeHWsDM>

LA substandard housing persists amid billions of dollars in aid

<https://youtu.be/f6xtgetTtJU>

Johnson for Mayor Confronts City Los Angeles Corruption

<https://youtu.be/yPimv0nvQBY>

Denial of housing services under Unruh CC 51

https://youtu.be/VbFj_JK1QE

Updated door entry Intercom unsafe at 1522 Hi Point St 90035
https://youtu.be/LzN_R8nddlw

Questions about KKK at 1522 Hi Point St 90035
<https://youtu.be/ArkrJeJ3q9A>

Recommended
“January 31 2018 in America”
<https://youtu.be/vomz7tsogvM>

<https://lahousingpermitsandrentadjustmentcommission.com/communications-with-city-employees/>

Racism at Hi Point
<https://lahousingpermitsandrentadjustmentcommission.com/all-about-racism-at-hi-point-1522-llc/>

Home Page
<https://lahousingpermitsandrentadjustmentcommission.com/>

Why the 2028 Olympics should not come to Los Angeles file 24-1338
<http://lahousingpermitsandrentadjustmentcommission.com/why-the-2028-olympics-should-not-come-to-los-angeles/>

LOS ANGELES. The rent agreement of Black tenants says they have an assigned parking included in the rent. The intercom box on the outside of the building lists their unit number. The rent agreement says the Blacks are entitled to repairs. Why did the office of Katy Yaroslavsky write that Blacks are not entitled to these full and equal housing services?4/24/25 to FB ysabel Juradp

Letter to Judge David O. Carter
<https://lahousingpermitsandrentadjustmentcommission.com/letter-to-judge-david-o-carter/>

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

LINKS