



Davey GJuanvaldez <hairylegs27@gmail.com>

Re: July 2 2026. New code violation complaint filed. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

G Johnson <tainmount@sbcglobal.net>

Thu, Jul 2 at 11:48 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>, 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

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City blocks public release of Mayor Bass discrimination file

To whom it may concern:

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

(Excerpt)

Attach Code Violation Complaint 996664

Word Count 914 . July 2 2026.

"The city government of Los Angeles is requested to make reasonable modification to their rules, policies, and practices to ensure equal access to their programs and services." Based on the refusal of the city code enforcement department to enforce the repairs to the intercom, repairs to the door, viewer, and request for reasonable accommodation regarding a handicap, accessible parking stall, I request the city government grant me a reasonable modification in their policies and practices and rules to ensure equal access to me of city programs and services. The city code enforcement department is considered to be a city program and service. Rather than act in concert with the property owner, I ask that the city government assure that there are no barriers to me receiving reasonable housing accommodations in this building that receives local government financial assistance. More specifically, I request that the city grant a reasonable modification to me, in it's policies and practices, as stated by the code enforcement inspectors, so that the owner of this property is cited with a notice to comply to address the intercom system and provide an indoor monitor or interface to my unit

9, order the owner to address the need for unit 9 door wheelchair height peephole, and order the owner to provide such unit door viewer, and site and order the owner to install in the parking lot a wheelchair accessible handicap parking stall for my use. The city code enforcement department is also asked to provide a reasonable modification and order that the owner shall supply such aforementioned services, in this city rent controlled building, without any additional fee or charge required by or billed to the tenant. The address here is [1522 Hi Point Street 90035](#) that receives government financial assistance.

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

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

Note: an existing wired resident intercom;
replacement with a digital Akuvox system;
elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.
That is **not** simply a repair. It is a functional redesign of the building's entrance communication system. (City council email June 30, 2026).

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC

§ 17920.3

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

No. Accessible parking spaces must be free and available to authorized disabled permit holders.

Charging for

accessible parking is illegal and constitutes discrimination under the ADA. **(Thomas Scott, city employee, is**

aware the owner is trying to charge me a fee to install an accessible parking stall.)

Herein as told to city of Los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche

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

Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller

Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian,

Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia

Mayor Karen Bass, Los Angeles

City Council members

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

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

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

Morales, Edi Hernandez, Justice Walker, Brian Vasquez

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC,

managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers

Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC,

managed by Anthony Jaffe. The property management company for this site is Power

Property Management which is at the same address as the other 1522 Hi Point LLC

entities above. (Source: Secretary of State Business Entities)

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

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

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

The Housing Services Requested are Needed Today

References

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

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

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(Via email and City Clerk Public Records Request June 30, 2026, July 1, 2026)

To whom it may concern:

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

Good afternoon,

“This email is in response to your request for records regarding the above-referenced matter. Please be advised that this record is exempt from disclosure

under the official information privilege, pursuant to Government Code Section 7927.705 and Evidence Code Section 1040. Additionally, it is exempt under Government Code Section 7922.000, as the public interest in maintaining the confidentiality of complaints and investigations outweighs the public interest in disclosure. Furthermore, department policy dictates that complaints and investigations remain confidential until a Notice of Violation is filed, at which point certain information becomes public (Los Angeles Municipal Code, § 51.05).”