

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

From: G Johnson (tainmount@sbcglobal.net)

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

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

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

Text for City Clerk Request 26-12199

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

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

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

Based on Los Angeles Ordinance Number 179191 (i.e tandem parking). "Accessibility details for parking in Los Angeles. 11B-208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with Section 11B-208. For this section, electric vehiclecharging stations are not parking spaces; see Section 11B-228. Code enforcement inspectors Martinez and Javier claim they have no jurisdiction over parking stalls. CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202."

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price,

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

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

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

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

Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

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

Morales, Edi Hernandez, Justice Walker, Brian Vasquez

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

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

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

Property Management which is at the same address as the other 1522 Hi Point LLC entities above. (Source: Secretary of State Business Entities). According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez.

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

1. UNIT PEEPHOLE.

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

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

2. HANDICAPPED PARKING STALL.

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

3. THE INTERCOM.

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

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

c: LADBS

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

City blocks public release of

Mayor Bass discrimination file

To whom it may concern:

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

(Excerpt)

Code Violation Complaint 996664

Word Count 914 . July 2 2026.

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

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

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

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

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

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC § 17920.3

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

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

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The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. (Source: Secretary of State Business Entities)

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

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.

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