11:39 am left voicemail 9/10/26

400
LOS ANGELES POLICE DEPARTMENT
P.O BOX 30158
LOS ANGELES, CA 90030

https://d22tgksh1zpp6f.cloudfront.net/OnlineDocs/public-comments/2026/attachments/26-1580-2026-11-17-PC-2026-0659-1.pdf

To: Geary Juan Johnson
1522 Null Hi Point
Street Apt# 9
LA, CA 90035

Los Angeles Police Department

INVESTIGATOR CONTACT

DATE (FECHA)	REFERENCE NBR (DR) NUMERO DE REFERENCIA (DR)
8/25/2026	C269022140

INVESTIGATOR (S) HANDLING (INVESTIGADOR)	TELEPHONE (TELEFONO)
Detective Breegle	213-422-8234
POLICE STATION (ESTACION DE POLICIA)	HOURS TO CONTACT (MON THRU FRI) HORAS DE OFICINA (LUNES A VIERNES)
Wilshire Station	0700-1600 Mon-Thu
ADDRESS (DIRECCION)	
4861 W Venice Blvd, Los Angeles, CA 90019	

☒ **PLEASE PHONE**
(POR FAVOR LLAME)

☐ **PLEASE COME TO ABOVE STATION**
(POR FAVOR VENGA A LA ESTACION)

☐ **IF YOU HAVE ADDITIONAL INFORMATION WHICH WILL ASSIST IN THE INVESTIGATION OF THE INCIDENT YOU REPORTED TO THIS DEPARTMENT PLEASE CONTACT THE ABOVE INVESTIGATOR. (IF YOU REPORTED A LOSS COVERED BY INSURANCE GIVE THE ABOVE DR NUMBER TO YOUR AGENT)**

SI RECIBE UD INFORMACION ADICIONAL QUE PUEDA ASSISTIR EN LA NVESTIGATION DE SU CASO, COMUNIQUESE CON EL INVESTIGATOR. (SI SU PROPRIEDAD ROBADA ESTA ASEQURADA, PRESENTELE EL NUMER DE REFERENCIA (DR) AL REPRESENTANTE DE SU COMPANIA DE SEGURO)

Your Detective Case Number is: C269022140

Please give me a call regarding your Report 213-922-8234

Re: October 1, 2026. Appeal denial of rent reduction.REQUEST FOR HOUSING SERVICES. As published to Facebook, Wordpress, X, and NextRequest 26-16888

G Johnson <tainmount@sbcglobal.net> Thu, Oct 1, 2026 at 8:56 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>, "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>, "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>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>, "kelvin.martinez@lacity.org" <kelvin.martinez@lacity.org>, "records.ladbs@lacity.org" <records.ladbs@lacity.org>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "Son.Vuong@lacity.org" <son.vuong@lacity.org>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>, Daniel Armenia <daniel.armenta@lacity.org>, Larry LADBS Arnica <larry.arnick@lacity.org>, Mark LADBS Bevelaqua <mark.bevelaqua@lacity.org>, David LADBS Burkhead <david.burkhead@lacity.org>, Pamela LADBS Choi <pamela.choi@lacity.org>, Charles LADBS Coffey <charles.coffey@lacity.org>, Ernesto LADBS Corral <ernesto.corral@lacity.org>, Jeffrey LADBS Duran <jeffrey.duran@lacity.org>, Rafael LADBS Espinoza <rafael.espinoza@lacity.org>, Jeff LADBS Fulton <jeff.fulton@lacity.org>, RSO Housing Contact <hcidla.rso.central@lacity.org>

To whom it may concern:
ASTRID BENDER
AGASSI TOPCHIAN
Director Tricia Keane

I am sure that numerous city council members have in their district tenants who are affected by the city Council passed RSO rent reduction. This matter is also being published to records request 26–19496, see city clerk’s office. Ordinance 188,795.

Formal Dispute Letter
VIA EMAIL / CALIFORNIA CIVIL RIGHTS SYSTEM (CCRS) PORTAL
October 1, 2026
Astrid Bender / Agassi Topchian
Los Angeles Housing Department (LAHD) / Civil Rights Department Representatives
City of Los Angeles
RE: Formal Dispute of Retroactive Timeline Logic – RSO Case No.

CE329270 / CE328163
Property Address: 1522 Hi Point Street, Los Angeles, CA 90035
Complainant: Geary Juan Johnson

Dear Astrid Bender and Agassi Topchian,

I am writing to formally challenge and dispute your administrative timeline logic regarding the application and enforcement of **Ordinance No. 188795** (Council File No. 23-1134). Your calculation of the effective dates and dynamic retroactivity of this ordinance directly conflicts with its statutory text, resulting in a failure to enforce the law against unlawful rent increases and invalid utility surcharges.

1. The Statutory Mandate of Ordinance 188795 (LAMC § 151.06.D)
Ordinance No. 188795, which explicitly rewrote the Los Angeles Rent Stabilization Ordinance (RSO) annual-increase formula, dictates the following mandatory caps and prohibitions under **LAMC § 151.06.D**:

"Any annual rent increase noticed from June 1, 2025, through June 30, 2026, shall be capped at a flat 3% with no utility add-on surcharges allowed."

Furthermore, the ordinance strictly eliminated the historic +1% gas and +1% electric surcharges previously permitted under the old formula.

2. Rebuttal of LAHD's Erroneous Retroactive Logic
Any interpretation by LAHD stating that a rent notice served on December 18, 2025 (with an effective date of February 1, 2026) is exempt from the 3% cap is a direct violation of the plain text of the ordinance.

- **The "Noticed" Trigger vs. "Effective Date":** The explicit text of Ordinance 188795 binds the 3% cap to the date the rent increase was **noticed**, not when it became effective. The statutory window explicitly covers any notice served between **June 1, 2025, and June 30, 2026**.
- **Application to Case CE329270:** The rent increase notice issued by management (Power Property Management / Hi Point 1522 LLC) was served on **December 18, 2025**. Because December 18, 2025, falls squarely within the statutory window defined by City Council, the maximum lawful

increase is strictly capped at 3%, and **all utility surcharges must be completely eliminated**.

By improperly computing or ignoring this retroactive window, LAHD is sanctioning an illegal 5% rent increase and fraudulent utility fees on an RSO-controlled unit. Demand is hereby made that LAHD realign its case evaluations with the exact text of Ordinance 188795, reverse any improper closures of cases CE328163 or CE329270, and issue an immediate Notice to Comply to the owner.

Sincerely,

Geary Juan Johnson
Phone 323-807-3099

C: property resident manager Brian Vasquez via email and fax

On Sunday, September 27, 2026 at 11:26:45 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

You may be named in City clerk NextRequest 26-19012. Included are attachments:

2026-9-23 Fax owner HP Reynosa re Decrease (in Rent)
2026-9-25 Fax HP with code complaint
2026-9-24 Code violation complaint 1008445
2026-8-25 Letter from Police Detective Breegle (attached herein)

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

The city government under Mayor Karen Bass is in violation of the anti-discrimination provisions of the state Unruh Act. The city government is liable for not responding in writing to my request for reasonable modifications of the city racist practices refusing to cite the property owner for the requested accommodations.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Friday, September 18, 2026 at 11:26:42 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

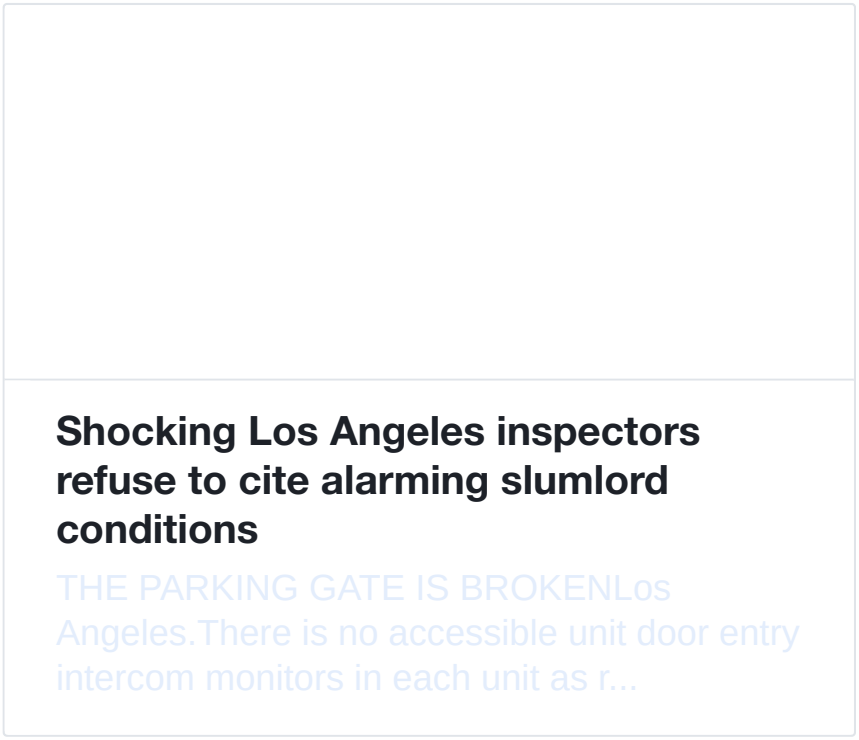
To whom it may concern and Mayor Karen Bass, LADBS, Property Owner:

At this location, requested reasonable accommodations still have not been provided to me.
The parking gate is still not working properly.
Attached is a copy of the Original Civil Rights Department Complaint against the City as well as a copy of an email chain with the Civil Rights Department in which they refuse to investigate civil rights violations by the City government of Los Angeles.

Also here are pertinent links:

Is there extra parking at 1522 Hi Point St? You be the Judge
https://lahousingpermitsandrentadjustmentcommission.com/is-there-extra-parking-at-1522-hi-point-st-you-be-the-judge/

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions
THE PARKING GATE DOES NOT WORK
Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions



Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

THE PARKING GATE IS BROKENLos Angeles.There is no accessible unit door entry intercom monitors in each unit as r...

Attached also is a copy of the signed complaint CRD against Hi Point 1522 LLC, which includes attachments, dated 9/16/2026, as posted to the worldwide web. The Mayor and Council and city employees are named in exhibits released to the Civil Rights Department.

It is anticipated a new civil rights complaint will be filed specifically naming the City of Los Angeles.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Tuesday, September 1, 2026 at 02:01:56 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Check Your Rent Notice: How to Force Your Los Angeles Landlord to Remove Invalid Utility Surcharges

HOW THE CITY HOUSING DEPT. HANDLES REDUCTION OF THE 2% UTILITY ALLOWANCE.

This article applies to those tenants in rent controlled units where the landlord pays for the utilities, roughly 123,000 apartments, and the building is master metered.

“The City of Los Angeles has an estimated **624,000 to 650,000** rental units regulated under its Rent Stabilization Ordinance (RSO). Key Details About LA's Rent-Controlled Units. **Governing Rule:** These properties are tracked by the Los Angeles Housing Department (LAHD). **Age Requirement:** The RSO primarily covers multi-unit residential properties built on or before **October 1, 1978**. **Building Count:** These units are distributed across roughly **118,000 individual properties** throughout the city. **Market Share:** These rent-stabilized apartments make up about 74% of the city's multi-family rental housing stock. Source Google AI.

Around December 12, 2025 (Posted 12/14/2025 and effective 2/2/2026), the Los Angeles City council posted ordinance 188795 (council file no. 23-1134). That ordinance states in pertinent part, “Any 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.” (Editor note: the previous increase was 1% rent increase for each utility paid by the landlord.)

So I filed an online RSO (rent control department) complaint 2/28/2026. In part I stated, “This is a rent controlled building receiving section 8 assistance. I believe this applies to units 9, 5, 8, and 17. I am not sure of the other tenants since many are Section 8. We (my unit) received a rent increase in December 2025 effective February 2026. That was paid around February 1. Around Feb 2 I read the LAHD website that as of Feb 2, landlords can

no longer charge the 2% if they pay the utilities. This rental agreement the utilities are paid by the landlord. The landlord receives the 2% for the electric and gas. After we paid the February 2026 rent, I faxed the owner and left voicemails regarding the decrease in rent due to the 2% council passed ordinance. The owner did not respond. I paid the regular rent amount for March 1 which does not include the reduction. The owner has accepted and at this point endorsed the rent checks. This complaint is against Hi Point 1522 LLC and its agent Power Property Management Inc." City case number CE 328163.

As the city requested, I provided (numerous) rent increase notices as well as the pertinent notice for December 18, 2025, which falls within the time period of the 188795 ordinance. City employees Agassi Topchian and Adrid Bender closed the case in writing August 27, 2026, and wrote in part mentioning the period prior to February 2, 2026 and said that the notices of rent increase for 2024 and 2025 were in compliance. (Editor note: these were not the subject of the complaint I filed). Further Topchain , Manager of Mayor Karen Bass, states, "moving forward, any future rent increase you receive can no longer include an additional increase based on the landlords payment of utilities, unless the LA municipal code is further amended."

Topchain essentially ignores that I have provided to him the rent notice of increase of December 18, 2025, which would fall under the 188, 795 ordinance. I've asked Topchian by email and voicemail to issue a corrected notice and take into account the notice of rent increase that was served on December 18, 2025. There has no been no response from Topchian.

The rent increase notice of December 18, 2025 to me was clearly served between the period June 1, 2025, through June 30, 2026. Is this not clear to Topchian?

The contact information for Hi Point 1522 LLC is thru Power Property Management Inc. Fax 310-661-8195. I have asked them to comply with the ordinance and they have not responded.

City employees Topchian and Astrid Bender can be reached at 213-808–8977.

Due to the landlord illegal rent increase, the estimated loss to the tenant myself (and potentially others based on their rent amount) is $34.00 per month moving forward, and going back to February 2, 2026, owed 8x34.00 =$272.00.

If 18 units were owed that amount, the total would be 18x$272.00 or $4,896.00 owed to tenants from the landlord.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 09:44:09 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

VIOLATIONS OLDER THAN 12 months for the years 2022-2026.

TITLE 24 Report for Unit 8 and if applicable for the entire property.

BACKGROUND.
Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants. Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda.

Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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; 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; kelvin.martinez@lacity.org

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 09:29:04 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

This email is directed at the LADBS employees as noted above by email.

I seek answers to the concerns of this email and its entirety, but particularly the questions below.

1. What agency of the city by name is authorized to enforce the ADA requirements and a multifamily dwelling like this one?
I asked the question because I have not been able to get any compliance from

the LA HD code enforcement inspectors nor have I been able to get a written response to them explaining their jurisdiction or lack of. I know that this building receives government assistance from section 8, and also HUD.
2. I have posed to the city code enforcement inspectors these building code sections, Los Angeles, that relate to accessible wheelchair height door viewer as well as accessible height unit deadbolt lock, accessible handicapped parking stall, and accessible unit interface that would connect audio or video to a door entry intercom system. These are all building code requirements that exist in the Los Angeles building code. Could you please tell me what city agency enforces these sections of the Los Angeles building code as it relates to multifamily residential buildings? I have not been able to get LA HD code enforcement inspectors to acknowledge their authority over these housing services..

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 11:30:55 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST
APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

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Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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;

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; kelvin.martinez@lacity.org. lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org

Geary Juan Johnson
1522 HI POINT ST 9
Los Angeles. CA. 90035
Phone 323-807-3099

On Friday, August 28, 2026 at 10:19:49 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

See attached

2026-8-14 Fax Owner Gate Repairs Needed.pdf
2026-8-22 Fax Owner with Code Complaint.pdf
2026-8-28 Fax Owner on Parking Available and Services.pdf

I understand the owner is charging HUD and Section 8 $3,000 for units advertised as $2100 because such unit was formerly an ADU unit. As you know, ADU units are not allowed in rent controlled buildings, but the HACLA has refused to cite the owner after receiving complaints.

As you know, often it is government funded housing that is the most dilapidated. The automatic parking gate is frequently down as reported to the owner is was not working yesterday August 27, August 3,4,6,10,11,12,14. This needs to be addressed by the City.

After the attack of senseless violence by the property owner (my car was

vandalized), two tenants who were white vacated the property.

Unit 17 vacated so that means stall tandem 19 is available for re-assignment. The city has jurisdiction over tandem parking and striping of parking stalls.

The city government Los Angeles claims it has jurisdiction over requests for reasonable accommodation housing due to disability.

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Geary Juan Johnson
Phone 323-807-3099

KAREN BASS, MAYOR, et al.

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

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

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

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, 201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.
Reasonable housing accommodations have still not been provided.
The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.
I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalsl available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government
Medical Condition Discrimination by owner and city government
Disability Discrimination by owner and city government
Retaliation by owner and city government

All rights reserved

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

CAPRI MADDOX
GENERAL MANAGER

CLAUDIA LUNA
ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

CIVIL + HUMAN RIGHTS
AND EQUITY DEPARTMENT

201 N. LOS ANGELES ST., SUITE 6
LOS ANGELES, CA 90012

(213) 978-1845

civilandhumanrights.lacity.org

May 22, 2026

Via email: (US Mail Service)

Mr. Geary Johnson

1522 S. Hi Point Street, Unit # 9

Los Angeles, CA 90035

Re: Closure of DISINV0001225, Power Property Management

Dear Mr. Johnson:

The Civil + Human Rights and Equity Department has completed its review of your complaint against Power Property Management regarding your housing accommodation concerns, including issues related to parking, the building intercom system, and access to your unit.

As part of the Department's review and investigation into the allegations, the assigned investigator reviewed the information and correspondence you provided, communicated with Power Property Management, conducted interviews, reviewed relevant correspondence from management, and reviewed the documentation related to the Los Angeles Housing Department's site visit of the complaint address to better understand the

concerns raised.

Based on this review, the Department has determined that this matter will be closed. The concerns raised primarily involve disability-related housing accommodation issues. Under the Los Angeles Civil and Human Rights Law, the Department's housing enforcement authority does not extend to disability discrimination claims in housing. To the extent your complaint was reviewed for a possible medical-condition discrimination claim within the Department's authority, the available evidence does not support a finding of discrimination. Please note that closure determinations are reviewed by the Department and are not made by the assigned investigator alone. This matter was reviewed by the assigned investigator and supervisory staff before closure.

This determination does not discount your disability, your medical needs, or the concerns you raised. It only means that the Department is unable to make a finding of discrimination under the authority available to this office.

Our finding does not imply that there are no remedies for this situation. Your allegations appear to involve disability-related housing accommodation issues and related civil claims; the California Civil Rights Department and civil litigation are the most appropriate forums for those concerns. We understand that you may already be pursuing or participating in related civil litigation. The Department cannot provide legal advice or represent you in that process.

Thank you for bringing your concerns to our attention. We appreciate that you brought your complaint to us and trusted us to investigate this matter.

Regards,

Tom Scott

Special Investigator

Your recent attempt to entry

From: G Johnson (tainmount@sbcglobal.net)

To: s8.inspections@hacla.org

Date: Wednesday, August 12, 2026 at 10:50 AM PDT

I am not a Section 8 recipient.

But there are Section 8 recipients in the building.

I reference that Oscar tried to enter the property yesterday and said that he could not enter and could not reach units 12 and 18.

His notice was left on the exterior door at 9:40 am. I do not speak for those other tenants.

I myself have repeatedly asked for an inspection of the property to assure it complies with city building accessibility requirements.

Many units do not have wheelchair height accessible deadbolt locks.

I don' t believe any units have the door entry intercom receiver unit in their apartments, hence why the intercom does not connect.

Much of this has been told to city code enforcement since 2024 forward and 2023 forward.

There is also no accessible parking stalls at this location but the parking lot and certain unit(s) have undergone updates and alterations in 2026 and 2023 (door entry intercom).

If I can assist, let me know.

The building entry code should be Pin, 1976, confirm.

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



D :om>

Fw: Letter to Editor

G Johnson <tainmount@sbcglobal.net> Sat, Oct 3 at 7:15 PM
Reply-To: G Johnson <tainmount@sbcglobal.net>
To: Juan Valldez <hairylegs27@gmail.com>

Geary Juan Johnson
Phone 323-807-3099

----- Forwarded Message -----
From: G Johnson <tainmount@sbcglobal.net>
To: letters@randomlengthsnews.com <letters@randomlengthsnews.com>
Sent: Friday, October 2, 2026 at 05:40:43 PM PDT
Subject: Letter to Editor

Letter to the Editor
Random Lengths News

Around December 12, 2025 (Posted 12/14/2025 and effective 2/2/2026), the Los Angeles City council posted ordinance 188795 (council file no. 23-1134). That ordinance states in pertinent part, “Any 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.” (To this author, the ordinance appears to be retroactive.)

In one of numerous decisions regarding tenant complaints for the utility reduction under ordinance 188795, the city housing department denied tenant relief, stating (case CE328163 and CE329270), “The Notice of Change of Terms of Tenancy dated December 18, 2025, stating “effective February 1, 2026, the current rent of $1,723.23 shall increase by 5% to $1,809.39, was found not to be in violation of the RSO (specifically Ordinance No. 188795). Because the notice was dated December 18, 2025, it preceded the February 2, 2026 effective date of Ordinance No. 188795. Consequently, the landlord was permitted at that time to increase rent by an additional 1% for owner-paid gas and electric utilities.” The housing department thru Agassi Topchian also stated, “Ordinance number 188795 does not require these rent increases to be retroactively corrected to remove The 2% utility charges.”

In the City of Los Angeles, approximately **19% of all rent-stabilized (RSO) apartments are master-metered**, which translates to an estimated 123,000 rental units, estimated to affect between **300,000 and 370,000 tenants. Tenant** advocacy filings estimate that **the substantial majority of these 123,000 master-metered units** have historically had electric and gas structurally integrated directly into their base monthly rent amounts.

G. Juan Johnson
1522 Hi Point Street 9
Los Angeles CA. 90035
3238073099

2026-10-1 notice of case closure 9270 denied rent decrease.pdf, RSO Rent Increases Change Terms 2022-2025 Unit 9.pdf, 2026-8-28 CE 328163 notice of case closure RSO.pdf, 2026-9-1 Full RSO Complaint.pdf

Thu Oct 1st, 2020 9:14 PM Pacific Time

FAX

Geary J. Johnson

TO:

Name: Hi point 1522 LLC

Fax Number: (310) 661-8195

# of Pages: 18
including cover sheet

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Illegal rent increase

Message:

See attached email of today's date.

Sent with HumbleFax.com

Gmail

Re: October 1, 2026. Appeal denial of rent reduction.REQUEST FOR HOUSING SERVICES. As published to Facebook, Wordpress, X, and NextRequest 26-16888

G Johnson <tainmount@sbcglobal.net> Thu, Oct 1, 2026 at 8:56 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>, "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>, "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>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>, "kelvin.martinez@lacity.org" <kelvin.martinez@lacity.org>, "records.ladbs@lacity.org" <records.ladbs@lacity.org>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "Son.Vuong@lacity.org" <son.vuong@lacity.org>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>, Daniel Armenia <daniel.armenta@lacity.org>, Larry LADBS Amica <larry.arnick@lacity.org>, Mark LADBS Bevelaqua <mark.bevelaqua@lacity.org>, David LADBS Burkhead <david.burkhead@lacity.org>, Pamela LADBS Choi <pamela.choi@lacity.org>, Charles LADBS Coffey <charles.coffey@lacity.org>, Ernesto LADBS Corral <ernesto.corral@lacity.org>, Jeffrey LADBS Duran <jeffrey.duran@lacity.org>, Rafael LADBS Espinoza <rafael.espinoza@lacity.org>, Jeff LADBS Fulton <jeff.fulton@lacity.org>, RSO Housing Contact <hcidla.rso.central@lacity.org>

To whom it may concern:
ASTRID BENDER
AGASSI TOPCHIAN
Director Tricia Keane

I am sure that numerous city council members have in their district tenants who are affected by the city Council passed RSO rent reduction. This matter is also being published to records request 26–19496, see city clerk's office. Ordinance 188,795.

Formal Dispute Letter
VIA EMAIL / CALIFORNIA CIVIL RIGHTS SYSTEM (CCRS) PORTAL
October 1, 2026
Astrid Bender / Agassi Topchian
Los Angeles Housing Department (LAHD) / Civil Rights Department Representatives
City of Los Angeles
RE: Formal Dispute of Retroactive Timeline Logic – RSO Case No.

CE329270 / CE328163
Property Address: 1522 Hi Point Street, Los Angeles, CA 90035
Complainant: Geary Juan Johnson

Dear Astrid Bender and Agassi Topchian,

I am writing to formally challenge and dispute your administrative timeline logic regarding the application and enforcement of **Ordinance No. 188795** (Council File No. 23-1134). Your calculation of the effective dates and dynamic retroactivity of this ordinance directly conflicts with its statutory text, resulting in a failure to enforce the law against unlawful rent increases and invalid utility surcharges.

1. The Statutory Mandate of Ordinance 188795 (LAMC § 151.06.D)
Ordinance No. 188795, which explicitly rewrote the Los Angeles Rent Stabilization Ordinance (RSO) annual-increase formula, dictates the following mandatory caps and prohibitions under **LAMC § 151.06.D**:

"Any annual rent increase noticed from June 1, 2025, through June 30, 2026, shall be capped at a flat 3% with no utility add-on surcharges allowed."

Furthermore, the ordinance strictly eliminated the historic +1% gas and +1% electric surcharges previously permitted under the old formula.

2. Rebuttal of LAHD's Erroneous Retroactive Logic
Any interpretation by LAHD stating that a rent notice served on December 18, 2025 (with an effective date of February 1, 2026) is exempt from the 3% cap is a direct violation of the plain text of the ordinance.

- **The "Noticed" Trigger vs. "Effective Date":** The explicit text of Ordinance 188795 binds the 3% cap to the date the rent increase was **noticed**, not when it became effective. The statutory window explicitly covers any notice served between **June 1, 2025, and June 30, 2026.**
- **Application to Case CE329270:** The rent increase notice issued by management (Power Property Management / Hi Point 1522 LLC) was served on **December 18, 2025.** Because December 18, 2025, falls squarely within the statutory window defined by City Council, the maximum lawful

increase is strictly capped at 3%, and **all utility surcharges must be completely eliminated.**

By improperly computing or ignoring this retroactive window, LAHD is sanctioning an illegal 5% rent increase and fraudulent utility fees on an RSO-controlled unit. Demand is hereby made that LAHD realign its case evaluations with the exact text of Ordinance 188795, reverse any improper closures of cases CE328163 or CE329270, and issue an immediate Notice to Comply to the owner.

Sincerely,

Geary Juan Johnson
Phone 323-807-3099

C: property resident manager Brian Vasquez via email and fax

On Sunday, September 27, 2026 at 11:26:45 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote.

To whom it may concern:

You may be named in City clerk NextRequest 26-19012. Included are attachments:

2026-9-23 Fax owner HP Reynosa re Decrease (in Rent)
2026-9-25 Fax HP with code complaint
2026-9-24 Code violation complaint 1008445
2026-8-25 Letter from Police Detective Breegle (attached herein)

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

The city government under Mayor Karen Bass is in violation of the anti-discrimination provisions of the state Unruh Act. The city government is liable for not responding in writing to my request for reasonable modifications of the city racist practices refusing to cite the property owner for the requested accommodations.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Friday, September 18, 2026 at 11:26:42 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote.

To whom it may concern and Mayor Karen Bass, LADBS, Property Owner:

At this location, requested reasonable accommodations still have not been provided to me.
The parking gate is still not working properly.
Attached is a copy of the Original Civil Rights Department Complaint against the City as well as a copy of an email chain with the Civil Rights Department in which they refuse to investigate civil rights violations by the City government of Los Angeles.

Also here are pertinent links:

Is there extra parking at 1522 Hi Point St? You be the Judge
https://lahousingpermitsandrentadjustmentcommission.com/is-there-extra-parking-at-1522-hi-point-st-you-be-the-judge/

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions
THE PARKING GATE DOES NOT WORK
Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

Attached also is a copy of the signed complaint CRD against Hi Point 1522 LLC, which includes attachments, dated 9/16/2026, as posted to the worldwide web. The Mayor and Council and city employees are named in exhibits released to the Civil Rights Department.

It is anticipated a new civil rights complaint will be filed specifically naming the City of Los Angeles.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Tuesday, September 1, 2026 at 02:01:56 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Check Your Rent Notice: How to Force Your Los Angeles Landlord to Remove Invalid Utility Surcharges

HOW THE CITY HOUSING DEPT. HANDLES REDUCTION OF THE 2% UTILITY ALLOWANCE.

This article applies to those tenants in rent controlled units where the landlord pays for the utilities, roughly 123,000 apartments, and the building is master metered.

"The City of Los Angeles has an estimated **624,000 to 650,000** rental units regulated under its Rent Stabilization Ordinance (RSO). Key Details About LA's Rent-Controlled Units. **Governing Rule:** These properties are tracked by the Los Angeles Housing Department (LAHD). **Age Requirement:** The RSO primarily covers multi-unit residential properties built on or before **October 1, 1978**. **Building Count:** These units are distributed across roughly **118,000 individual properties** throughout the city. **Market Share:** These rent-stabilized apartments make up about 74% of the city's multi-family rental housing stock. Source Google AI.

Around December 12, 2025 (Posted 12/14/2025 and effective 2/2/2026), the Los Angeles City council posted ordinance 188795 (council file no. 23-1134). That ordinance states in pertinent part. "Any 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." (Editor note: the previous increase was 1% rent increase for each utility paid by the landlord.)

So I filed an online RSO (rent control department) complaint 2/28/2026. In part I stated, "This is a rent controlled building receiving section 8 assistance. I believe this applies to units 9, 5, 8, and 17. I am not sure of the other tenants since many are Section 8. We (my unit) received a rent increase in December 2025 effective February 2026. That was paid around February 1. Around Feb 2 I read the LAHD website that as of Feb 2, landlords can

no longer charge the 2% if they pay the utilities. This rental agreement the utilities are paid by the landlord. The landlord receives the 2% for the electric and gas. After we paid the February 2026 rent, I faxed the owner and left voicemails regarding the decrease in rent due to the 2% council passed ordinance. The owner did not respond. I paid the regular rent amount for March 1 which does not include the reduction. The owner has accepted and at this point endorsed the rent checks. This complaint is against Hi Point 1522 LLC and its agent Power Property Management Inc." City case number CE 328163.

As the city requested. I provided (numerous) rent increase notices as well as the pertinent notice for December 18, 2025, which falls within the time period of the 188795 ordinance. City employees Agassi Topchian and Adrid Bender closed the case in writing August 27, 2026, and wrote in part mentioning the period prior to February 2, 2026 and said that the notices of rent increase for 2024 and 2025 were in compliance. (Editor note: these were not the subject of the complaint I filed). Further Topchain , Manager of Mayor Karen Bass, states, "moving forward, any future rent increase you receive can no longer include an additional increase based on the landlords payment of utilities, unless the LA municipal code is further amended."

Topchain essentially ignores that I have provided to him the rent notice of increase of December 18, 2025, which would fall under the 188, 795 ordinance. I've asked Topchian by email and voicemail to issue a corrected notice and take into account the notice of rent increase that was served on December 18, 2025. There has no been no response from Topchian.

The rent increase notice of December 18, 2025 to me was clearly served between the period June 1, 2025, through June 30, 2026. Is this not clear to Topchian?

The contact information for Hi Point 1522 LLC is thru Power Property Management Inc. Fax 310-661-8195. I have asked them to comply with the ordinance and they have not responded.

City employees Topchian and Astrid Bender can be reached at 213-808--8977.

Due to the landlord illegal rent increase, the estimated loss to the tenant myself (and potentially others based on their rent amount) is $34.00 per month moving forward, and going back to February 2, 2026, owed 8x34.00 =$272.00.

If 18 units were owed that amount, the total would be 18x$272.00 or $4,896.00 owed to tenants from the landlord.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30. 2026 at 09:44:09 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions. Alterations. Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

VIOLATIONS OLDER THAN 12 months for the years 2022-2026.

TITLE 24 Report for Unit 8 and if applicable for the entire property.

BACKGROUND.
Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda

Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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; 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; kelvin.martinez@lacity.org

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 09:29:04 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

This email is directed at the LADBS employees as noted above by email.

I seek answers to the concerns of this email and its entirety, but particularly the questions below.

1. What agency of the city by name is authorized to enforce the ADA requirements and a multifamily dwelling like this one?
I asked the question because I have not been able to get any compliance from

the LA HD code enforcement inspectors nor have I been able to get a written response to them explaining their jurisdiction or lack of. I know that this building receives government assistance from section 8, and also HUD.
2. I have posed to the city code enforcement inspectors these building code sections, Los Angeles, that relate to accessible wheelchair height door viewer as well as accessible height unit deadbolt lock, accessible handicapped parking stall, and accessible unit interface that would connect audio or video to a door entry intercom system. These are all building code requirements that exist in the Los Angeles building code. Could you please tell me what city agency enforces these sections of the Los Angeles building code as it relates to multifamily residential buildings? I have not been able to get LA HD code enforcement inspectors to acknowledge their authority over these housing services..

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 11:30:55 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST
APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

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Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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;

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; kelvin.martinez@lacity.org. lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org

Geary Juan Johnson
1522 HI POINT ST 9
Los Angeles. CA. 90035
Phone 323-807-3099

On Friday, August 28, 2026 at 10:19:49 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

See attached

2026-8-14 Fax Owner Gate Repairs Needed.pdf
2026-8-22 Fax Owner with Code Complaint.pdf
2026-8-28 Fax Owner on Parking Available and Services.pdf

I understand the owner is charging HUD and Section 8 $3,000 for units advertised as $2100 because such unit was formerly an ADU unit. As you know, ADU units are not allowed in rent controlled buildings, but the HACLA has refused to cite the owner after receiving complaints.

As you know, often it is government funded housing that is the most dilapidated. The automatic parking gate is frequently down as reported to the owner is was not working yesterday August 27, August 3,4,6,10,11,12,14. This needs to be addressed by the City.

After the attack of senseless violence by the property owner (my car was

vandalized), two tenants who were white vacated the property.

Unit 17 vacated so that means stall tandem 19 is available for re-assignment. The city has jurisdiction over tandem parking and striping of parking stalls.

The city government Los Angeles claims it has jurisdiction over requests for reasonable accommodation housing due to disability.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

KAREN BASS, MAYOR, et al.

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

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

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

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA, CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, 201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.
Reasonable housing accommodations have still not been provided.
The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.
I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalsl available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government
Medical Condition Discrimination by owner and city government
Disability Discrimination by owner and city government
Retaliation by owner and city government

All rights reserved

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

LOS ANGELES HOUSING DEPARTMENT

City of Los Angeles
Karen Bass, Mayor

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

October 01, 2026

Geary Juan Johnson
1522 S HI POINT ST, #9
Los Angeles, CA 90035

Notice of Case Closure

LAHD Case Number: CE329270
Complaint Address: 1522 S HI POINT ST, #9, , Los Angeles, CA 90035
Alleged Violation(s): Illegal Rent Increase

The Investigation and Enforcement Section of the Los Angeles Housing Department (LAHD) has closed this case alleging violation(s) of the Rent Stabilization Ordinance (RSO) for the following reason(s):

The Notice of Change of Terms of Tenancy dated December 18, 2025, stating that effective February 1, 2026, the current rent of $1,723.23 shall increase by 5% to $1,809.39, was found not to be in violation of the RSO (specifically Ordinance No. 188795). Because the notice was dated December 18, 2025, it preceded the February 2, 2026 effective date of Ordinance No. 188795. Consequently, the landlord was permitted at that time to increase rent by an additional 1% for owner-paid gas and electric utilities.

Should you have further questions regarding your case, please call Astrid Bender at (213) 808-8977.

Cordially,

AGASSI TOPCHIAN, Manager
Investigation and Enforcement Section

Re: OCTOBER 13, 2026. SERVICES NOT PROVIDED. As published to Facebook, Wordpress, X, and NextRequest 26-16888

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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.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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@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; kelvin.martinez@lacity.org; vasquezbrian79@gmail.com; nisi@powerpropertygrp.com; david@powerpropertygrp.com; francisco@powerpropertygrp.com; edi@powerpropertygrp.com

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org; daniel.armenta@lacity.org; larry.arnick@lacity.org; mark.bevelaqua@lacity.org; david.burkhead@lacity.org; pamela.choi@lacity.org; charles.coffey@lacity.org; ernesto.corral@lacity.org; jeffrey.duran@lacity.org; rafael.espinoza@lacity.org; jeff.fulton@lacity.org; hcidla.rso.central@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, October 13, 2026 at 02:02 PM PDT

Why Los Angeles Mayor Karen Bass, Nithya Raman, and applicable RSO landlords are criminals

CITY LOS ANGELES RSO LANDLORDS ARE PROHIBITED FROM UNBUNDLING UTILITIES AND PARKING FROM RENT PAYMENT

To Mayor Bass and Council and Property Owner Hi Point 1522 LLC:

The Costa-Hawkins Rental Housing Act is a 1995 California state law that limits the power of local governments to pass or expand rent control. It applies to select housing and apartments built before 1995, known as “RSO” units. Vacancy Decontrol: Landlords have the legal right to set the rent to current market rates whenever a tenant voluntarily moves out or is evicted for just cause ("vacancy decontrol"). Cities are banned from enforcing "vacancy control" (where rent caps stay on a unit even between tenants).

Caution to tenants: in RSO buildings, landlords do not have the right to unbundle the utilities and parking from the rent payment.

VACANCY DECONTROL

The pertinent part here I address is vacancy decontrol. Costa Hawkins only allows the landlord to raise the rents to market rate, after a rent controlled unit becomes vacant.

Costa Hawkins indicates this is the only change a landlord can make in the terms of the tenancy. Therefore the landlord cannot unbundle the utilities and parking from the rent. The landlord cannot use RUBS to force tenants to pay part of the utilities previously incurred in the rent; the landlord cannot charge separately for parking where parking was previously paid by the landlord or included in the rent. Since only the rent amount can be changed, tenants must be knowledgeable of what were the conditions of the previous tenant: was the utilities and parking paid for by the landlord (or included in the rent). Also, because a tenant appears to voluntarily give up their rights does not in any way mean that the landlord did not violate the law. For example, in an RSO unit where there was previously an intercom with a unit interface connection for all tenants, under decontrol, a landlord cannot charge the new tenant for an intercom interface, or require a tenant to use their cell phone as a substitute for the interface.

Since Costa Hawkins only allows decontrolled units to have the rent amount changed, a landlord must provide the new tenant with the same housing services as the previous tenant, i.e utilities included in the rent paid (or paid by the landlord).

Only by knowing the previous tenant terms can the new tenant know if their rights are being violated by the new landlord, by the city housing department, by the Mayor Karen Bass and Council members like Ninthya Raman, and violated by HUD and Section 8. If available and accurate, a tenant should review the previous utilities and parking included in the rent for the previous tenant. (See the city Los Angeles Rent Registry by owner). By accepting Section 8 or HUD assistance, a tenant is not required to give up their rights under the Costa-Hawkins Rental Housing Act.

The mayor and council members, the housing department, and others herein have consistently acted in a criminal violation of tenant rights spelled out under Costa-Hawkins.

If you are an RSO tenant or a recipient of HUD or Section 8 funding, and your landlord is trying to charge you for parking or utilities previously included in the rent, you have the right to ask the landlord what law his actions are based on. Just because your landlord is a thief, does not mean you have to participate.

(This is for purposes of argument and is not intended to be nor should it be construed to be legal advice. This applies mostly to rent controlled apartments subject to Costa Hawkins and

RSO units where there are not separate meters for utilities. Reference Hi Point 1522 LLC and Power Property Management Inc.)

Geary Juan Johnson
Phone 323-807-3099

BRIAN VASQUEZ (via email) is the resident property manager at this address.

> On Monday, October 12, 2026 at 12:53:20 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:
>
> TO whom it may concern:
>
> Please see fax to owner of yesterday, October 11, 2026.
>
> Dear Hi Point 1522 LLC:
>
> 1. The requested reasonable housing accommodations have not been provided at this location to me.
> 2. I am gathering tenants together to see if they would like to participate in a class action against yourself and all properties that are managed by Power Property Management .
> 3. The parking lot is supposed to be free of debris says the house rules. Numerous tenants are using their parking stall to store personal items. Please cite those tenants who are doing so. Any personal items being stored in the parking lot can be reported to code enforcement. Such illegal storage endangers the health and safety of all tenants.
> 4. The parking lot gate is not operating properly. Some tenants report that the gate is broken. Other tenants claim that there are either tenants here or guests here who are using the gate but do not have a gate clicker.
> 5. It is my belief that no one who is not a tenant should be using the parking lot. If there is a policy on guests being able to use

the parking lot, I would like that policy be posted in the common area. I do question how a tenant who is not paying for parking through their rent is able to allow their guest to park in the parking lot.

6. It has been reported that the person who was supposed to be the resident Manager does not actually live on the property. It has been reported that the persons who are using parking stall 16 are not the actual reported resident manager. It has been reported that people living on the property who are not tenants are the ones who are leaving the rear door of the building open and also propping the parking lot gate open because those persons do not have a gate clicker.
7. Please respond in writing.

Geary Juan Johnson
Phone 323-807-3099

On Thursday, October 1, 2026 at 08:56:45 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:
ASTRID BENDER
AGASSI TOPCHIAN
Director Tricia Keane

I am sure that numerous city council members have in their district tenants who are affected by the city Council passed RSO rent reduction. This matter is also being published to records request 26–19496, see city clerk's office. Ordinance 188,795.

Formal Dispute Letter
VIA EMAIL / CALIFORNIA CIVIL RIGHTS SYSTEM (CCRS) PORTAL
October 1, 2026
Astrid Bender / Agassi Topchian
Los Angeles Housing Department (LAHD) / Civil Rights Department Representatives
City of Los Angeles
RE: Formal Dispute of Retroactive Timeline Logic – RSO Case No. CE329270 /

CE328163
Property Address: 1522 Hi Point Street, Los Angeles, CA 90035
Complainant: Geary Juan Johnson

Dear Astrid Bender and Agassi Topchian,

I am writing to formally challenge and dispute your administrative timeline logic regarding the application and enforcement of **Ordinance No. 188795** (Council File No. 23-1134). Your calculation of the effective dates and dynamic retroactivity of this ordinance directly conflicts with its statutory text, resulting in a failure to enforce the law against unlawful rent increases and invalid utility surcharges.

1. The Statutory Mandate of Ordinance 188795 (LAMC § 151.06.D)
Ordinance No. 188795, which explicitly rewrote the Los Angeles Rent Stabilization Ordinance (RSO) annual-increase formula, dictates the following mandatory caps and prohibitions under **LAMC § 151.06.D**:

"Any annual rent increase noticed from June 1, 2025, through June 30, 2026, shall be capped at a flat 3% with no utility add-on surcharges allowed."

Furthermore, the ordinance strictly eliminated the historic +1% gas and +1% electric surcharges previously permitted under the old formula.

2. Rebuttal of LAHD's Erroneous Retroactive Logic
Any interpretation by LAHD stating that a rent notice served on December 18, 2025 (with an effective date of February 1, 2026) is exempt from the 3% cap is a direct violation of the plain text of the ordinance.

- **The "Noticed" Trigger vs. "Effective Date":** The explicit text of Ordinance 188795 binds the 3% cap to the date the rent increase was **noticed**, not when it became effective. The statutory window explicitly covers any notice served between **June 1, 2025, and June 30, 2026**.
- **Application to Case CE329270:** The rent increase notice issued by management (Power Property Management / Hi Point 1522 LLC) was served on **December 18, 2025**. Because December 18, 2025, falls squarely within the statutory window defined by City Council, the maximum lawful increase is strictly capped at 3%, and **all utility surcharges must be completely eliminated**.

By improperly computing or ignoring this retroactive window, LAHD is sanctioning an illegal 5% rent increase and fraudulent utility fees on an RSO-controlled unit. Demand is hereby made that LAHD realign its case evaluations with the exact text of Ordinance 188795, reverse any improper closures of cases CE328163 or CE329270, and issue an immediate Notice to Comply to the owner.

Sincerely,

Geary Juan Johnson

Phone 323-807-3099

C: property resident manager Brian Vasquez via email and fax

On Sunday, September 27, 2026 at 11:26:45 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

You may be named in City clerk NextRequest 26-19012. Included are attachments:

2026-9-23 Fax owner HP Reynosa re Decrease (in Rent)
2026-9-25 Fax HP with code complaint
2026-9-24 Code violation complaint 1008445
2026-8-25 Letter from Police Detective Breegle (attached herein)

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

The city government under Mayor Karen Bass is in violation of the anti-discrimination provisions of the state Unruh Act. The city government is liable for not responding in writing to my request for reasonable modifications of the city racist practices refusing to cite the property owner for the requested accommodations.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Friday, September 18, 2026 at 11:26:42 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass, LADBS, Property Owner:

At this location, requested reasonable accommodations still have not been provided to me. The parking gate is still not working properly.
Attached is a copy of the Original Civil Rights Department Complaint against the City as well as a copy of an email chain with the Civil Rights Department in which they refuse to investigate civil rights violations by the City government of Los Angeles.

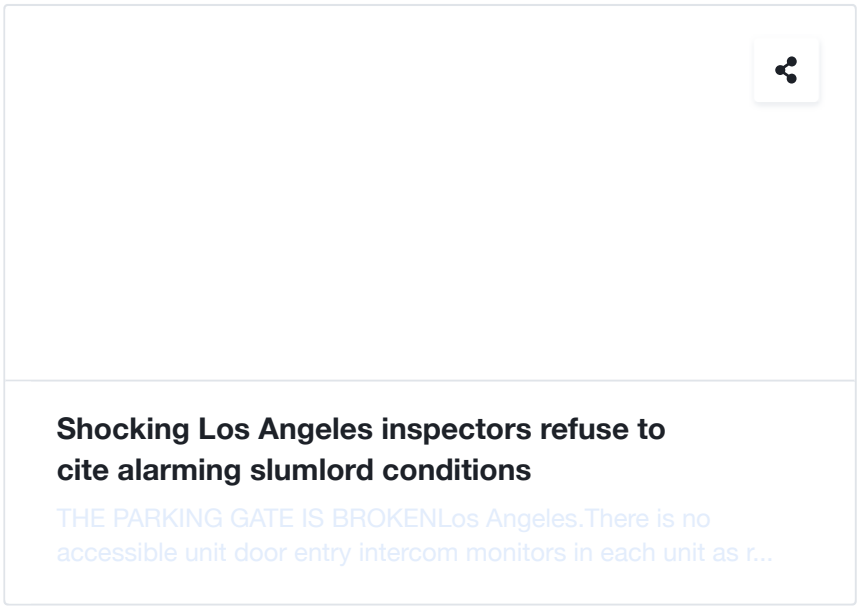
Also here are pertinent links:

Is there extra parking at 1522 Hi Point St? You be the Judge

https://lahousingpermitsandrentadjustmentcommission.com/is-there-extra-parking-at-1522-hi-point-st-you-be-the-judge/

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

THE PARKING GATE DOES NOT WORK
Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions



Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

THE PARKING GATE IS BROKENLos Angeles.There is no accessible unit door entry intercom monitors in each unit as r...

Attached also is a copy of the signed complaint CRD against Hi Point 1522 LLC, which includes attachments, dated 9/16/2026, as posted to the worldwide web. The Mayor and Council and city employees are named in exhibits released to the Civil Rights Department.

It is anticipated a new civil rights complaint will be filed

specifically naming the City of Los Angeles.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Tuesday, September 1, 2026 at 02:01:56 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Check Your Rent Notice: How to Force Your Los Angeles Landlord to Remove Invalid Utility Surcharges

HOW THE CITY HOUSING DEPT. HANDLES REDUCTION OF THE 2% UTILITY ALLOWANCE.

This article applies to those tenants in rent controlled units where the landlord pays for the utilities, roughly 123,000 apartments, and the building is master metered.

"The City of Los Angeles has an estimated **624,000 to 650,000** rental units regulated under its Rent Stabilization Ordinance (RSO). Key Details About LA's Rent-Controlled Units. **Governing Rule:** These properties are tracked by the Los Angeles Housing Department (LAHD). **Age Requirement:** The RSO primarily covers multi-unit residential properties built on or before **October 1, 1978**. **Building Count:** These units are distributed across roughly **118,000 individual properties** throughout the city. **Market Share:** These rent-stabilized apartments make up about 74% of the city's multi-family rental housing stock. Source Google AI.

Around December 12, 2025 (Posted 12/14/2025 and effective 2/2/2026), the Los Angeles City council posted ordinance 188795 (council file no. 23-1134). That ordinance states in pertinent part, "Any 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." (Editor note: the previous increase was 1% rent increase for each utility paid by the landlord.)

So I filed an online RSO (rent control department) complaint 2/28/2026. In part I stated, "This is a rent controlled building receiving section 8 assistance. I believe this applies to units 9, 5, 8, and 17. I am not sure of the other tenants since many are Section 8. We (my unit) received a rent increase in December 2025 effective February 2026. That was paid around February 1. Around Feb 2 I read the LAHD website that as of Feb 2, landlords can no longer charge the 2% if they pay the utilities. This rental agreement the utilities are paid by the landlord. The landlord receives the 2% for the electric and gas. After we paid the February 2026 rent, I faxed the owner and left voicemails regarding the decrease in rent due to the 2% council passed ordinance. The owner did not respond. I paid the regular rent amount for March 1 which does not include the reduction. The owner has accepted and at this point endorsed the rent checks. This complaint is against Hi Point 1522 LLC and its agent Power Property Management Inc." City case number CE 328163.

As the city requested, I provided (numerous) rent increase notices as well as the pertinent notice for December 18, 2025, which falls within the time period of the 188795 ordinance. City employees Agassi Topchian and Adrid Bender closed the case in writing August 27, 2026, and wrote in part mentioning the period prior to February 2, 2026 and said that the notices of rent increase for 2024 and 2025 were in compliance. (Editor note: these were not the subject of the complaint I filed). Further Topchain , Manager of Mayor Karen Bass, states, "moving forward, any future rent

increase you receive can no longer include an additional increase based on the landlords payment of utilities, unless the LA municipal code is further amended."

Topchain essentially ignores that I have provided to him the rent notice of increase of December 18, 2025, which would fall under the 188, 795 ordinance. I've asked Topchian by email and voicemail to issue a corrected notice and take into account the notice of rent increase that was served on December 18, 2025. There has no been no response from Topchian.

The rent increase notice of December 18, 2025 to me was clearly served between the period June 1, 2025, through June 30, 2026. Is this not clear to Topchian?

The contact information for Hi Point 1522 LLC is thru Power Property Management Inc. Fax 310-661-8195. I have asked them to comply with the ordinance and they have not responded.

City employees Topchian and Astrid Bender can be reached at 213-808–8977.

Due to the landlord illegal rent increase, the estimated loss to the tenant myself (and potentially others based on their rent amount) is $34.00 per month moving forward, and going back to February 2, 2026, owed 8x34.00 =$272.00.

If 18 units were owed that amount, the total would be 18x$272.00 or $4,896.00 owed to tenants from the landlord.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 09:44:09 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

VIOLATIONS OLDER THAN 12 months for the years 2022-2026.

TITLE 24 Report for Unit 8 and if applicable for the entire property.

BACKGROUND.
Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA

regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants. Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda.

Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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; 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; kelvin.martinez@lacity.org

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 09:29:04 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

This email is directed at the LADBS employees as noted above by email.

I seek answers to the concerns of this email and its entirety, but particularly the questions below.

1. What agency of the city by name is authorized to enforce the ADA requirements and a multifamily dwelling like this one?
I asked the question because I have not been able to get any compliance from the LA HD code enforcement inspectors nor have I been able to get a written response to them explaining their jurisdiction or lack of. I know that this building receives government assistance from section 8, and also HUD.
2. I have posed to the city code enforcement inspectors these building code sections, Los Angeles, that relate to accessible wheelchair height door viewer as well as accessible height unit deadbolt lock, accessible handicapped parking stall, and accessible unit interface that would connect audio or video to a door entry intercom system. These are all building code requirements that exist in the Los Angeles building code. Could you please tell me what city agency enforces these sections of the Los Angeles building code as it relates to multifamily residential buildings? I have not been able to get LA HD code enforcement inspectors to acknowledge their authority over these housing services..

Geary Juan Johnson
Phone 323-807-3099

On Sunday, August 30, 2026 at 11:30:55 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST
APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

VIOLATIONS OLDER THAN 12 months for the years 2022-2026.

TITLE 24 Report for Unit 8 and if applicable for the entire property.

BACKGROUND.
Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants. Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda.

Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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; 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; kelvin.martinez@lacity.org.
lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org

Geary Juan Johnson
1522 HI POINT ST 9
Los Angeles. CA. 90035
Phone 323-807-3099

On Friday, August 28, 2026 at 10:19:49 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

See attached

2026-8-14 Fax Owner Gate Repairs Needed.pdf
2026-8-22 Fax Owner with Code Complaint.pdf
2026-8-28 Fax Owner on Parking Available and Services.pdf

I understand the owner is charging HUD and Section 8 $3,000 for units advertised as $2100 because such unit was formerly an ADU unit. As you know, ADU units are not allowed in rent controlled buildings, but the HACLA has refused to cite the owner after receiving complaints.

As you know, often it is government funded housing that is the most dilapidated. The automatic parking gate is frequently down as reported to the owner is was not working yesterday August 27, August 3,4,6,10,11,12,14. This needs to be addressed by the City.

After the attack of senseless violence by the property owner (my car was vandalized), two tenants who were white vacated the property.

Unit 17 vacated so that means stall tandem 19 is available for re-assignment. The city has jurisdiction over tandem parking and striping of parking stalls.

The city government Los Angeles claims it has jurisdiction over requests for reasonable accommodation housing due to disability.

All rights reserved.

Geary Juan Johnson
Phone 323-807-3099

KAREN BASS, MAYOR, et al.

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall

2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

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 Ayedisian, 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, 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 Gueyarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. 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)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA, CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, 201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.
Reasonable housing accommodations have still not been provided.
The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.
I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalsl available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government
Medical Condition Discrimination by owner and city government
Disability Discrimination by owner and city government
Retaliation by owner and city government

All rights reserved

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

2026_10_11_Fax_Hi_Point_1522_re_services.pdf
666 kB

October 28, 2026

Hi Point 1522 LLC
11900 West Olympic Blvd Suite 810
Los Angeles, CA. 90064

2026-10-28 letter to hp ppm re gate rent reduction

RE: Notice of Reduction in Housing Services & Demand for Corresponding Rent Reduction
Property Address: 1522 Hi Point Street 9, Los Angeles, CA 90035
Tenant: Geary Juan Johnson
Legal Authority: Los Angeles Municipal Code (LAMC) § 151.02 & Rent Adjustment Commission (RAC) Regulations Section 410.00 (Effective 11-17-1982, as amended through 07-01-2025)

Via facsimile, email, and US mail

Dear Hi Point 1522 LLC, e.g. Power Property Management Inc., Cynthia Reynosa / Power Property Management],

This letter serves as formal written notice that there has been a severe, ongoing reduction in housing services at the above-referenced property, specifically regarding the secured electric parking gate infrastructure.

Pursuant to **Rent Adjustment Commission (RAC) Regulations Section 410.03**, a tenant rents an apartment with the appurtenant housing services available at the time of renting. Landlords who reduce housing services without a corresponding reduction in rent effectuate an unlawful rent increase in violation of the Los Angeles Rent Stabilization Ordinance (RSO) under **LAMC § 151.02**.

Background and Capital Improvement Cost Recovery
In 2014, an operational electric parking gate system was finalized at this 18-unit building, and clickers were distributed to tenants to secure the parking facilities. While no separate fee was unbundled from the rent agreement at the time, the owner subsequently applied for and was granted a **City-approved Capital Improvement rent increase of around $17.08 per month per tenant** collected over a five-year period. This surcharge directly required the tenants to financially reimburse the owner for the cost of acquiring and installing this specific housing service facility. City case number 50505SM dated May 8, 2015. The total cost sought by the owner which included the electric security gate was $12,450 just for the gate and motor. According

to city regulations, that amount was cut in half and divided by the tenants at the time. The cost authorized by the Los Angeles city government specifically for the security gate was $5.76 times 60 months per tenant.

(I digress here for a moment to state that in order for the owner to avoid an illegal rent increase, for example, if he wanted to charge for a handicapped/tandem parking stall or intercom unit interface, if there was a legally allowed charge, he would have to incur the cost upfront, with no upfront charge to the tenant, and after the fact seek application approval from the city housing capital improvements program, to seek reimbursement some of the costs. If the cost was related to the intercom system or the entry door keypads, in this example city case, the owner was granted $.044 per month for 60 months for the entry door keypads.)

Operational Failure of Housing Services
For the past six (6) months, the secure electric parking gate has frequently malfunctioned, failing to open or close electronically. Despite multiple written notices notifying management of these structural failures, no repairs have been completed. This has forced tenants to repeatedly exit their vehicles to manually open or slam shut the heavy gate infrastructure.

As of today, the parking gate is completely broken, stuck in the wide-open position, and can no longer be closed manually. This total breakdown strips the property of its secured-access character, leaving tenant vehicles exposed to the public right-of-way, creating immediate security liabilities, allows vehicles to park in the property who are not rent paying tenants, and removing a fundamental benefit of the rental agreement.

Demand for Rent Adjustment

Because you have failed to maintain the secure parking facilities for which tenants have paid—both through baseline rent and a specific five-year City Capital Improvement surcharge—I am demanding a corresponding monthly rent reduction effective immediately until full functional repair is restored.

Under current **LAHD/RAC Section 410.00 Monthly Valuation Guidelines**, the baseline valuation for a reduction or loss of parking/secured parking services ranges from **$75.00 to $247.00 per month**.

Please immediately reply in writing to confirm when a licensed contractor will restore the automatic gate system. As this reduction in housing services has not been corrected and tenants compensated via an immediate rent adjustment, a formal complaint will be filed with the Los Angeles Housing Department (LAHD) seeking retroactive rent restoration up to the maximum three-year limit permitted under RAC Section 410.00.

Sincerely,
Geary Juan Johnson
323-807-3099

tainmount@sbcglobal.net

Verbal and Written Agreements
A lease with a term of one year or less may be created by verbal agreement. However, for the sake of clarity and to reduce the risk of disagreement (both during the lease term *and* after tenant's surrender of the premises), all leases, even those with month-to-month terms, should be reduced to written form.
California's Statute of Frauds requires a lease to be in writing if it either:
1. has a term longer than one year; or
2. has a term less than one year which expires more than one year after the agreement is reached.

State-level protections like habitability standards, security deposit rules, entry notice requirements, and (where applicable) AB 1482 just-cause eviction protections apply to a tenancy regardless of whether the agreement is written or oral. An oral lease doesn't strip a tenant of these rights, and it doesn't give a landlord more flexibility to ignore them. (California Consumer Affairs)

Records Request

From: G Johnson (tainmount@sbcglobal.net)

To: lahd_custodian@lacity.org

Date: Thursday, October 29, 2026 at 09:34 PM PDT

Public Records Act / Freedom of Information Act Request

DATE: October 29, 2026
TO: Custodian of Records
AGENCY: Los Angeles Housing Department
DELIVERY METHOD: PORTAL
RE: PUBLIC RECORDS ACT REQUEST — Housing Assistance Payments (HAP)

Records for Specific Property
Dear Custodian of Records,

Pursuant to the **California Public Records Act (Government Code §§ 7920.000 - 7931.000)** *[Note: If outside CA, replace with your state's public records statute or 5 U.S.C. § 552 for federal HUD records]*, I am writing to formally request the inspection and/or electronic duplication of public records maintained by your agency regarding housing subsidies tied to a specific parcel.

1. Scope of Records Requested:
I request copies of all active, executed **Housing Assistance Payments (HAP) Contracts (HUD Form 52641)**, master funding agreements, or localized rental subsidy vouchers currently in effect between your agency and the record owner, property management firm, or corporate entities associated with the following real property:

- **Target Property Address:** 1522 Hi Point Street, Los Angeles 90035. Unit numbers 1-18, any or all. APN 5968018035. Owner Hi Point 1522 LLC.

2. Specific Data Fields Requested:
To the extent that they are contained within the requested HAP contracts or localized agency databases, please ensure the produced records reflect:

- The contract execution and expiration dates.
- The total number of units at this address currently receiving rental subsidies.
- The baseline contract rent and the corresponding utility allowance calculations approved for the property.

3. Redaction and Privacy Acknowledgments:

I acknowledge that the agency may need to protect individual tenant privacy under applicable state or federal privacy laws. I explicitly request that you **redact all personally identifiable information (PII)** of the individual tenants, including names, social security numbers, or financial qualifications, rather than withholding the records in their entirety. I am strictly seeking the property-level financial participation data, corporate landlord identities, and voucher usage metrics.

4. Statutory Timeframe and Fee Waiver:
As provided by law, I look forward to your response within **10 calendar days** from receipt of this request to notify me whether these records exist and are available for production.
If there are any administrative fees associated with searching, duplicating, or scanning these files electronically, please notify me in advance if the total estimated cost exceeds **$25.00**. If the records are maintained in native digital formats (such as PDF or spreadsheets),

please transmit them electronically to avoid duplication fees.
Thank you for your time and assistance in ensuring public data transparency.

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

Gmail Davey GJuanvalldez <hairylegs27@gmail.com>

Records Request

1 message

Davey GJuanvalldez <hairylegs27@gmail.com> Fri, Oct 30, 2026 at 5:02 PM
To: "Kevin.Wong@hacla.org" <Kevin.Wong@hacla.org>

RE: California Public Records Act Request – Housing Assistance Payments (HAP) Contracts and Property Records for 1522 Hi Point Street

Dear Public Records Officer,

Pursuant to the California Public Records Act (CPRA), Government Code § 7920.000 et seq., I am writing to formally request copies of active and historical public records concerning the residential property located at 1522 Hi Point Street, Los Angeles, CA. APN 5068-018-035.

Specifically, I am requesting the following corporate, administrative, and property-level data:

Housing Assistance Payments (HAP) Contracts: All Part A and Part B records of active or historically executed HUD Form 52641 contracts between your agency and the private market owner, property manager, or corporate entity associated with this address.

Payment and Ledger History: All records indicating monthly housing assistance subsidy amounts disbursed to the owner, structural rent determinations, and utility/appliance payment allocations (as specified under Section 8 of the contract guidelines).

Property Correspondence: Any administrative determinations, inspection summaries, or communications regarding rent reasonableness or contract enforcement actions at this specific property.

Scope and Redaction Clause
To facilitate an expedited review and ensure compliance with statutory timelines, I am explicitly requesting that individual tenant Personally Identifiable Information (PII)—including names of assisted families, household members, or individual financial biometrics—be redacted in accordance with HUD Form 52641 and applicable privacy guidelines, rather than serving as a basis for a blanket withholding of the requested public documents. This request targets the structural, property-level, and corporate contractual data.

As prescribed by Government Code § 7920.530, your agency has ten (10) days from receipt of this request to determine whether it seeks disclosable public records and to notify the undersigned of that determination.

If there are any fees associated with the duplication of these records, please advise me of the cost before fulfilling the request if it exceeds $[Insert Dollar Amount, e.g., $25.00]. Alternatively, if these documents are maintained in electronic formats, please transmit them via email or portal upload to minimize processing steps.

I am aware that this location is receiving section 8 or HACLA financial assistance because I have had communications with at least two HACLA inspectors who came to the property.

Thank you for your time and assistance with this matter.

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

Los Angeles Housing Department
Tenant Protections 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:	10/31/2026
LAHD Case Number:	
Alleged Violation(s):	Reduction of Services
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	Brian Juan Vasquez	1522 Hi Point St , Los Angeles, CA 90035					vasquezbrian79@gmail.com

IV. Unit Detail

Rental Unit Type: Apartment	
Total Bedroom: 1	**Move In Date:** 02/16/2010
Current Rent: $1,830.00	**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
Do you wish to provide more details regarding the Allegations :
What do you consider a fair resolution to your complaint?:

V. Reason(s) For Complaint

Reduction of Services

Los Angeles Housing Department
Tenant Protections Division – Investigation & Enforcement

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

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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.

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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	Brian Juan Vasquez	1522 Hi Point St , Los Angeles, CA 90035					vasquezbrian79@gmail.com

IV. Unit Detail

Rental Unit Type: Apartment	
Total Bedroom: 1	**Move In Date:** 02/16/2010
Current Rent: $1,830.00	**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

Do you wish to provide more details regarding the Allegations : Pictures of the parking lot can be seen at :Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions
THE PARKING GATE DOES NOT WORK. The slumlord.
https://lahousingpermitsandrentadjustmentcommission.com/shocking-los-angeles-inspectors-refuse-to-cite-alarming-slumlord-conditions/. Further the owner has been notified by email and fax.

Form LAHD-RAC 410: Supplemental Addendum & Argument
Tenant Name: Geary Juan Johnson
Property Address: [Your Address & Unit Number, Los Angeles, CA]
Subject Property Status: Subject to Los Angeles Rent Stabilization Ordinance (RSO)
Governing Authority: LAMC § 151.02 & Rent Adjustment Commission (RAC) Regulations Sections 410.02, 410.03, and 410.04

RE: Rebuttal to Jurisdictional Denial / Binding Tenancy Modification via Approved City Capital Improvement Surcharge
The Los Angeles Housing Department (LAHD) must not reject or dismiss this Reduction in Housing Services complaint on the grounds that the electric parking gate is omitted from the original 2010 written rental agreement. While RAC Regulation 410.03 states that a tenant rents an apartment with the appurtenant housing services available at the time of renting, subsequent municipal approvals and statutory definitions establish that the operational electric parking gate is a core housing service entitled to full protection and evaluation for a corresponding rent reduction under the following three legal counts:

1. Tenancy Modification via City-Approved Capital Improvement Surcharge
While the initial tenancy commenced in 2010, the landlord legally modified the financial and service terms of the tenancy in 2014 by applying for, and receiving, a formal City-Approved Capital Improvement rent increase of $17.00 per month per tenant over a 60-month duration under RAC Regulations Section 210.00.
The Surcharge Created a Quid Pro Quo Requirement: The landlord did not provide a free, discretionary amenity; rather, the landlord legally compelled the tenant to pay a dedicated monthly fee to directly reimburse the cost of acquiring and installing the automatic parking gate infrastructure.
The City cannot ignore its own administrative orders: Having legally authorized the landlord to increase the rent specifically to fund the gate's installation, LAHD cannot now claim the gate is disconnected from the regulated terms of occupancy. The approved application transformed the electric gate into a contractually and administratively integrated housing service.

2. Statutory Inclusion Under LAMC § 151.02 and RAC § 410.04
Under LAMC § 151.02 and RAC Regulation § 410.04, housing services are broadly defined as services "connected with the use or occupancy of a rental unit" including, but not limited to, ordinary repairs, maintenance, "parking and any other benefits, privileges or facilities".
The definitions explicitly contain the text "including, but not limited to", meaning a service does not need to be ink-signed in an initial lease to gain regulatory protection under the RSO.
Once the electric parking gate was finalized and key clickers were formally distributed to the residents, an ongoing "privilege and facility" was established as an active condition of the occupancy for over a decade.

3. Unlawful Rent Increase Under Reg 410.02
For the past six (6) months, the landlord has completely failed to provide an operational automatic gate, causing it to remain permanently stuck wide open and stripping the facilities of their secured-access nature.
Pursuant to RAC Regulation § 410.02, when a landlord reduces or removes a housing service without an equivalent reduction in the tenant's monthly payment, they "effectuate an increase in rent" in direct violation of the Rent Stabilization Ordinance. Because the tenant continues to pay the baseline rent that absorbed the value of this gate—and previously paid a targeted five-year installation surcharge—allowing the landlord to withhold maintenance without a rent reduction permits an ongoing, illegal rent overcharge.
Conclusion & Remedy Sought:
The tenant requests that LAHD accept full jurisdiction over this complaint, recognize the electric gate as a binding housing service under the RSO, and order a retroactive and forward-facing rent reduction within the statutory $75.00 to $247.00 monthly valuation range prescribed by the current Rent Adjustment Commission guidelines until automatic functionality is certified by a licensed technician.

What do you consider a fair resolution to your complaint?: Rent reduction.

V. Reason(s) For Complaint

Reduction of Services

Fax To Hi Point 1522 Llc

Nov 1st, 2026 2:45pm PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Updated request for accommodations
Pages Sent	17 / 17
Transmission Time	7 mins, 59 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-11-1 PDF Letter to Owner updated from June 11.pdf	69.48 kb	5
2026-11-1 PDF Letter to Owner updated from May 29.pdf	156.26 kb	11

Sun Nov 1st, 2026 2:45 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: 17
(including cover sheet)

FROM:

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

Subject: Updated request for accommodations

Message:
See attached. Copied to HACLA and HUD.

Sent with HumbleFax.com

November 1, 2026

(Updated from June 11, 2026)

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

Dear Property Owner Hi Point 1522 LLC, et al:

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

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

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

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

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

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

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

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

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

As a reasonable accommodation, I request that the owner provide, install, maintain, and pay for a functional residential dwelling-unit interface, including any necessary monitor, station, receiver, or similar device

required for communication with visitors and operation of the building entry system from within my dwelling unit.

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

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

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

The lease does not require ownership of a smartphone.

The lease does not require maintaining internet service.

The lease does not require downloading proprietary applications.

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

provided access-control systems.

The landlord cannot assume every resident possesses compatible technology.

The building provided a front-entry intercom system.

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

Tenants paid no separate fee for the indoor station.

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

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

purchases an indoor monitor or uses a personal smartphone.

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

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

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

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

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

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

Sincerely,

/s/Geary J. Johnson/s

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099

References

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

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
(Ref. Updated from letter May 29, 2026)

November 1, 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 ComplianceI 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 AccessibleIn 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.

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.

Extended wide-angle optical door viewer

I am writing to formally request a reasonable accommodation under the Fair Housing Act and Section 504 of the Rehabilitation Act. I am an individual with documented medical conditions and permanent physical disabilities that substantially limit several major life activities, including my mobility, balance, vision, and hearing.

To ensure my safety, physical stability, and equal enjoyment of my dwelling, I require an accommodation to my apartment entry door. Specifically, I am requesting owner replace the current door viewer with an extended wide-angle optical door viewer (peephole) that allows a full view of both ends of the building hallway. I am witness that such viewer was installed in other units in 2014, and not installed in my unit. There are a total of 18 units at this property.

This specific accommodation is a direct medical necessity due to the following nexus between my disabilities and my housing needs:

Fall Prevention & Physical Stability: Due to cerebellar ataxia and severe mobility impairments, rushing to the door or straining, twisting, and leaning forward to use a standard peephole drastically increases my risk of a dangerous fall. A wide-angle viewer allows me to safely inspect the hallway from a stable position, including from a assistive mobility device.

Sensory Compensation: Because of my vision and hearing impairments, a standard door viewer is ineffective. An extended wide-angle optical lens compensates for these deficits by expanding my field of view, allowing me to visually verify visitors whom I cannot clearly hear or see through a restricted lens.

Medical Urgency Management: Due to severe urological conditions, as related from my doctors, I experience sudden, critical physiological urgency. If a visitor arrives, a wide-angle lens allows me to immediately assess if it is a critical delivery or emergency service. This lets me prioritize urgent medical needs without risking an accident or missing essential personnel.

Environmental Awareness & Safety: Maintaining strict environmental awareness is required to manage severe startle responses and hypervigilance. A wide-angle lens eliminates blind spots in the corridor, preventing individuals from standing out of view and ensuring my psychological safety.This accommodation is a reasonable request that does not impose an undue financial or administrative burden on management.

Please provide a written response to this request within ten (10) business days. Thank you for your prompt attention to this matter.

I remind you that you have a legal obligation that if you claim financial hardship, you must provide specific documentation proof, and that you must also provide a reasonable alternative accommodation. You have done neither.

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.
5. Extended wide-angle optical door viewer

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. Please communicate in writing to me the results of your investigation.

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,

/s/Geary J. Johnson/s

tainmount@sbcglobal.net

Ref. Updated from letter May 29, 2026

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

Gmail Davey GJuanvalldez <hairylegs27@gmail.com>

Re: November 2, 2026. NEW RSO COMPLAINT FILED. SERVICES NOT PROVIDED. As published to Facebook, Wordpress, X, and NextRequest 26-16888

1 message

G Johnson <tainmount@sbcglobal.net> Mon, Nov 2, 2026 at 5:21 PM
Reply-To: G Johnson <tainmount@sbcglobal.net>
To: "alan.christensen@lacity.org" <alan.christensen@lacity.org>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>, "vatche.kasumyan@lacity.org" <vatche.kasumyan@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.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.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>, "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>, "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>, "thomas.scott@lacity.org" <thomas.scott@lacity.org>, "kelvin.martinez@lacity.org" <kelvin.martinez@lacity.org>, "vasquezbrian79@gmail.com" <vasquezbrian79@gmail.com>, "nisi@powerpropertygrp.com" <nisi@powerpropertygrp.com>, "david@powerpropertygrp.com" <david@powerpropertygrp.com>, "francisco@powerpropertygrp.com" <francisco@powerpropertygrp.com>, "edi@powerpropertygrp.com" <edi@powerpropertygrp.com>, "info@hacla.org" <info@hacla.org>, "executive.directorgeneralissues@hacla.org" <executive.directorgeneralissues@hacla.org>, "application.help@hacla.org" <application.help@hacla.org>, "owner.services@hacla.org" <owner.services@hacla.org>, "S8.Inspections@hacla.org" <S8.Inspections@hacla.org>, "receiving.portability@hacla.org" <receiving.portability@hacla.org>, "S8.Portability@hacla.org" <S8.Portability@hacla.org>
Cc: "lamayornews@lacity.org" <lamayornews@lacity.org>, "ladbs.ahs@lacity.org" <ladbs.ahs@lacity.org>, "FOIA@hud.gov" <foia@hud.gov>, "congressionalaffairs@hudoig.gov" <congressionalaffairs@hudoig.gov>, "raul.vasquez@lacity.org" <raul.vasquez@lacity.org>, Daniel Armenia <daniel.armenta@lacity.org>, Larry LADBS Arnica <larry.arnick@lacity.org>, Mark LADBS Bevelaqua <mark.bevelaqua@lacity.org>, David LADBS Burkhead <david.burkhead@lacity.org>, Pamela LADBS Choi <pamela.choi@lacity.org>, Charles LADBS Coffey <charles.coffey@lacity.org>, Jeffrey LADBS Duran <jeffrey.duran@lacity.org>, Rafael LADBS Espinoza <rafael.espinoza@lacity.org>, Jeff LADBS Fulton <jeff.fulton@lacity.org>, RSO Housing Contact <hcidla.rso.central@lacity.org>

NEW RSO FILED RE PARKING GATE.
RECORDS REQUEST FILED.
THIS IS AN RSO, FUNDED BY HUD, SECTION 8 PROPERTY.

(Excerpt RSO **LAHD Case Number - CE332160)**

Do you wish to provide more details regarding the Allegations : Pictures of the parking lot can be seen at :Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions
THE PARKING GATE DOES NOT WORK. The slumlord.
https://lahousingpermitsandrentadjustmentcommission.com/shocking-los-angeles-inspectors-refuse-to-cite-alarming-slumlord-conditions/. Further the owner has been notified by email and fax.
Form LAHD-RAC 410: Supplemental Addendum & Argument

Tenant Name: Geary Juan Johnson
Property Address: [Your Address & Unit Number, Los Angeles, CA]
Subject Property Status: Subject to Los Angeles Rent Stabilization Ordinance (RSO)
Governing Authority: LAMC § 151.02 & Rent Adjustment Commission (RAC) Regulations Sections 410.02, 410.03, and 410.04
RE: Rebuttal to Jurisdictional Denial / Binding Tenancy Modification via Approved City Capital Improvement Surcharge
The Los Angeles Housing Department (LAHD) must not reject or dismiss this Reduction in Housing Services
complaint on the grounds that the electric parking gate is omitted from the original 2010 written rental agreement. While RAC Regulation 410.03 states that a tenant rents an apartment with the appurtenant housing services available at the time of renting, subsequent municipal approvals and statutory definitions establish that the operational electric parking gate is a core housing service entitled to full protection and evaluation for a corresponding rent reduction under the following three legal counts:
1. Tenancy Modification via City-Approved Capital Improvement Surcharge
While the initial tenancy commenced in 2010, the landlord legally modified the financial and service terms of
the tenancy in 2014 by applying for, and receiving, a formal City-Approved Capital Improvement rent increase
of $17.00 per month per tenant over a 60-month duration under RAC Regulations Section 210.00.
The Surcharge Created a Quid Pro Quo Requirement: The landlord did not provide a free, discretionary amenity; rather, the landlord legally compelled the tenant to pay a dedicated monthly fee to directly reimburse
the cost of acquiring and installing the automatic parking gate infrastructure.
The City cannot ignore its own administrative orders: Having legally authorized the landlord to increase the
rent specifically to fund the gate's installation, LAHD cannot now claim the gate is disconnected from the regulated terms of occupancy. The approved application transformed the electric gate into a contractually and administratively integrated housing service.
2. Statutory Inclusion Under LAMC § 151.02 and RAC § 410.04
Under LAMC § 151.02 and RAC Regulation § 410.04, housing services are broadly defined as services "connected with the use or occupancy of a rental unit" including, but not limited to, ordinary repairs, maintenance, "parking and any other benefits, privileges or facilities".
The definitions explicitly contain the text "including, but not limited to", meaning a service does not need to
be ink-signed in an initial lease to gain regulatory protection under the RSO.
Once the electric parking gate was finalized and key clickers were formally distributed to the residents, an ongoing "privilege and facility" was established as an active condition of the occupancy for over a decade.
3. Unlawful Rent Increase Under Reg 410.02
For the past six (6) months, the landlord has completely failed to provide an operational automatic gate, causing it to remain permanently stuck wide open and stripping the facilities of their secured-access nature.
Pursuant to RAC Regulation § 410.02, when a landlord reduces or removes a housing service without an equivalent reduction in the tenant's monthly payment, they "effectuate an increase in rent" in direct violation
of the Rent Stabilization Ordinance. Because the tenant continues to pay the baseline rent that absorbed the
value of this gate—and previously paid a targeted five-year installation surcharge—allowing the landlord to withhold maintenance without a rent reduction permits an ongoing, illegal rent overcharge.
Conclusion & Remedy Sought:
The tenant requests that LAHD accept full jurisdiction over this complaint, recognize the electric gate as a binding housing service under the RSO, and order a retroactive and forward-facing rent reduction within the

statutory $75.00 to $247.00 monthly valuation range prescribed by the current Rent Adjustment Commission
guidelines until automatic functionality is certified by a licensed technician.

All rights reserved.

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

Reference:

The following emails were sent to the city of Los Angeles employees as well as the property owner. These emails are a matter of public record and not entitled to confidentiality or privacy. August 28, 2026, August 30, 2026, September 1, 2026, September 18, 2026 September 27, 2026, October 1, 2026 multiple, October 11, 2026, October 28, 2026.

Excerpts
(As copied to section 8, HACLA, and/or HUD.) Racial Discrimination by owner and city government; Disability Discrimination by owner and city government; Retaliation by owner and city government. The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code. I believe these actions are occurring and discrimination because of my race, Black, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me. As you know, often it is government funded housing that is the most dilapidated. After the attack of senseless violence by the property owner (my car was vandalized), two tenants who were white vacated the property. Unit 17 vacated so that means stall tandem 19 is available for re-assignment. The city has jurisdiction over tandem parking and striping of parking stalls. Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits
pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants. Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda. Topchain essentially ignores that I have provided to him the rent notice of increase of December 18, 2025, which would fall under the 188, 795 ordinance. I've asked Topchian by email and voicemail to issue a corrected notice and take into account the notice of rent increase that was served on December 18, 2025. There has no been no response from Topchian. The rent increase notice of December 18, 2025 to me was clearly served between the period June 1, 2025, through June 30, 2026. Is this not clear to Topchian? Attached also is a copy of the signed complaint CRD against Hi Point 1522 LLC, which includes attachments, dated 9/16/2026, as posted to the worldwide web. The Mayor and Council and city employees are named in exhibits released to the Civil Rights Department….The city government under Mayor Karen Bass is in violation of the anti-
discrimination provisions of the state Unruh Act. The city government is
liable for not responding in writing to my request for reasonable

modifications of the city racist practices refusing to cite the property
owner for the requested accommodations...Dear Astrid Bender and Agassi Topchian, I am writing to formally challenge and dispute your administrative timeline logic regarding the application and enforcement of **Ordinance No. 188795** (Council File No. 23-1134). Your calculation
of the effective dates and dynamic retroactivity of this ordinance directly conflicts with its statutory text, resulting in a failure to enforce the law against unlawful rent increases and invalid utility surcharges....It is my belief that no one who is not a tenant should be using the parking lot. If there is a policy on guests being able to use the parking lot, I would like that policy be posted in the common area. I do question how a tenant who is not paying for parking through their rent is able to allow their guest to park in the parking lot....Costa Hawkins indicates this is the only change a landlord can make in the terms of the tenancy. Therefore the landlord cannot unbundle the utilities and parking from the rent. The landlord cannot use RUBS to force tenants to pay part of the utilities previously incurred in the rent; the landlord
cannot charge separately for parking where parking was previously paid by the landlord or included in the rent. Since only the rent amount can be changed, tenants must be knowledgeable of what were the conditions of the previous tenant: was the utilities and parking paid for by the landlord (or included in the rent). Also, because a tenant appears to voluntarily give up their rights does not in any way mean that the landlord did not violate the law. For example, in an RSO unit where there was previously an intercom with a unit interface connection for all tenants, under decontrol, a landlord cannot charge the new tenant for an intercom interface, or require a tenant to use their cell phone as a substitute for the interface...

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info@hacla.org, executive.directorgeneralissues@hacla.org, application.help@hacla.org, owner.services@hacla.org, S8.Inspections@hacla.org, receiving.portability@hacla.org, S8.Portability@hacla.org.

2026

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3 attachments

2026-11-1 Fax PPM two updated RA.pdf
3328K

2026-11-1 Fax owner with RSO re parking gate.pdf
750K

2026-10-31 RSO Complete complaint form.pdf
133K

LAHD CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

LOS ANGELES HOUSING DEPARTMENT

Select Langua
Powered by Google Translate

PROPERTY INFORMATION

Assessor Parcel Number: 5058018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

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

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 1014401

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 9

9

Los Angeles

90035

Phone (H) *

3238073099

Phone (C)

A little something:
just for you
Davey, make it count. Get 50% off Grammarly Pro and put your sharpest writing forward, every time.
Claim your deal
Dismiss

Email Address:

tainmount@sbcglobal.net

Violation Location

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

SANITATION

Violation Type: *

Select Violation Type

Selected Violation Types: *

Building and/or premises unsafe, or unclean

Remove from List

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

Additional Comments:

Dominguez, Executive Officer; David Greenman, Director of Commission Affairs; Paul Krekorian, Executive Director; Cynthia Castellanos, Executive Assistant; Nancy Sutley, Deputy Mayor; Steve Baule, Executive Officer. Geary J. Johnson. November 5 2025. Word count 2435.

Manager Name

Brian Vasquez

Manager Phone(H)

Manager Phone (W)

Owner Name

Owner Phone(H)

Owner Phone (W)

Owner Address

Owner City

Attach Code Violation Complaint 1014401

Word Count 2435. Nov 5 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, init'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 anindoor 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 cite 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.) The city of Los Angeles, housing department and code enforcement are engaged in illegal discrimination under the ADA and Unruh by trying to get the
owner to charge me a fee for a reasonable accommodation.
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)
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.
Housing accommodation defined LA municipal code
article 5.6.1 and section 45.66 definitions. LA municipal

code section 13 B – 5.5 in sections 12.22.8.27.
Council Agenda Item number 26–0160 –S 28 at May 3, 2026 at 9:44 PM. When an intercom or building call box unit fails to provide working two-way audio or visual connection, its constitute a housing and building code violation. 2010 ADA standards for accessible design. Los Angeles building coach section 11 B – 708.4.2..
Los Angeles and California building code standards Title 24 and LA municipal code sections 91.8 , 91.2.600, 91.2.700, 91.2.800, 91.2.900, 91.2.11 00, 91.8014. 5.1, 91.810 4.1, 91.8104. 8.1.
1. The parking gate at this address is frequently not working and will not open or close unless done so manually. The parking gate is in disrepair. The parking gate is in the common area. (2) The door entry intercom system is in the common area. City documents show that there is no connecting interface or indoor monitor in any of the 18 units, but particularly unit 9. The door entry intercom is not fully functional. (3) The front door of the building is off track because there is a gaping hole at the top of the door; also the door slams shut when closed; the door is supposed to close slowly and quietly. (4) There is no wheelchair height door viewer or peephole for unit 9; there is no accessible height level deadbolt; there is no door viewer that allows occupants unit 9 to see both ends of the hallway.(5) Tenant unit 9 lacks an accessible parking stall. These issues are when applicable requests for reasonable accommodation as well as repair maintenance issues under the jurisdiction of the City of Los Angeles code violation department.
An inspector may have been scheduled to visit the property today due to a broken kitchen drawer. However the owner of the property did not provide to me the required 24 hour written posted notice under California Civil Code section 1954, nor did the Code enforcement department provide notice to me. At the time of today's set inspection, the city employees were aware of the requested accommodation accessible parking stall, accessible door viewer, and accessible unit

intercom interface. The lack of diligent inspection of the door entry intercom interface, and other areas above, is occurring due to racial bias, retaliation because I complained, and because I have a disability.
(6) The parking gate is frequently not working. Photo evidence has been turned over to the department
via web link. (7) the building wired rear door entry device is not operational. The rear entry door keypad is
in the common area.These are slumlord conditions. This complaint is also based on code violation complaint 1003265. I am a tenant who is Ham-Jew-DNA-Kushite/Black maleAmerican. I am a Black male tenant, aged over 45, andwith a disability entitled to all privileges and rights under the State Unruh Act, sections CC 51,52. Based on documents received by the city government USPS priority mail 9405 5118 9956 1328 1782 97.
"James Byrd Jr. (May 2, 1949 – June 7, 1998) was an African-American man who was murdered by three men, two of whom were avowed white supremacists, in Jasper, Texas, on June 7, 1998. Shawn Brewer, and John King dragged him for 3 miles (5 kilometers) behind a Ford pickup truck along a dirt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a Black cemetery." Wikipedia. "Adolf Hitler was a government official. "Historians estimate that around 1,1 million people perished in Auschwitz during the less than 5 years of its existence. The majority, around 1 million people, were Jews. The second most numerous group, from 70 to 75 thousand, was the Poles, and the third most numerous, about 20 thousand, the Roma. About 15 thousand Soviet POWs and 10 to 15 thousand prisoners of other ethnic backgrounds (including Czechs, Belorussians, Yugoslavians, French, Germans, and Austrians) also died there. https://www.auschwitz.org/en/history/auschwitz-and-shoah/the-number-of-victims/ . In view of the role that it played in the realization of the Nazi extermination plans, Auschwitz is known around the world as a symbol of genocide perpetrated by Nazi Germany, and

especially of the destruction of the Jews. "When the Nazis came to power in 1933, there were several thousand Black people living in Germany. The Nazi regime harassed and persecuted them because the Nazis viewed Black people as racially inferior. While there was no centralized, systematic program targeting Black people for murder, many Black people were imprisoned, forcibly sterilized, and murdered by the Nazis." https://encyclopedia.ushmm.org/content/en/article/afro-germans-during-the-holocaust . The Respondent City of Los Angeles, are government officials much like Adolf Hitler was. Bull Conner, Lester Maddox, George Wallace, were government officials." (Source: Internet)
First they came for the socialists, and I did not speak out —because I was not a socialist.
Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist.
Then they came for the Jews, and I did not speak out— because I was not a Jew.
Then they came for me—and there was no one left to speak for me. —
A History of Los Angeles government housing racism and retaliation. The code enforcement division is part of the Los Angeles housing department. This code violation complaint has gives code enforcement jurisdiction over all violation complaints, and housing services and jurisdiction over all portions of this property. A response in writing is requested. This property is managed by a Property Management company and there is also a on-site resident manager. I do not need to be present for any housing department inspections. There is no law that requires me to be present for code violation inspections. There is no law that requires me to respond to any phone calls or voicemails from the code enforcement department, there is no audio or visual connection from the outside door, entry intercom system to the inside of the unit; this is a violation of the city building code and the property owner should be cited. The property owner is not being cited due to the racial

discrimination and retaliation of city government employees. A door entry intercom interface or indoor
monitor is a housing benefit and privilege to all tenants.

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Winston, Deputy Mayor; Dalia Contreras, Deputy of Operations; Andrea Greene, Deputy Mayor of Public Works.
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Geary J. Johnson. November 5 2026. Word count 2435.

Discrimination Disability Complaint against Hi Point 1522 LLC

From: G Johnson (tainmount@sbcglobal.net)

To: dod.contact@lacity.org

Cc: alan.christensen@lacity.org; marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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.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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@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; kelvin.martinez@lacity.org; vasquezbrian79@gmail.com; nisi@powerpropertygrp.com; david@powerpropertygrp.com; francisco@powerpropertygrp.com; edi@powerpropertygrp.com; info@hacla.org; executive.directorgeneralissues@hacla.org; application.help@hacla.org; owner.services@hacla.org; s8.inspections@hacla.org; receiving.portability@hacla.org; s8.portability@hacla.org; lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; raul.vasquez@lacity.org; daniel.armenta@lacity.org; larry.arnick@lacity.org; mark.bevelaqua@lacity.org; david.burkhead@lacity.org; pamela.choi@lacity.org; charles.coffey@lacity.org; jeffrey.duran@lacity.org; rafael.espinoza@lacity.org

Bcc: hairylegs27@gmail.com

Date: Sunday, November 8, 2026 at 11:52 PM PST

Discrimination Disability Complaint against Hi Point 1522 LLC

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

November 8, 2026

ATTN: MARAL KARACCUSIAN, DIRECTOR
MAYOR KAREN BASS/Mayor elect Nithya, Rahman
Los Angeles Department on Disability
201 North Figueroa St. Suite 100
Los Angeles, CA 90012

RE: Formal Complaint for Illegal Rent Increase via Unlawful Reduction and Restriction of Housing Services

Property Address: 1522 Hi Point Street, Los Angeles, CA 90035
Tenant(s): Geary J. Johnson and BL Wilson
Tenancy Inception: 2010
Subject: Landlord's Unlawful Withholding, Restriction, and Arbitrary Surcharging of Contractual Parking Services Under LAMC § 151.02 and RAC Regulation 410.00

Dear Ms. Maddox,
I am writing to formally submit a housing services complaint against the property owner, Hi Point 1522 LLC, and its management entity, Power Property Management Inc., for executing an illegal rent increase through the unlawful reduction, restriction, and conditioning of housing services that have been contractually guaranteed since the inception of my tenancy in 2010.

1. What Constitutes a Reduction of Services under Los Angeles Municipal Code (LAMC) & RAC Regulations
Under the Los Angeles Rent Stabilization Ordinance (RSO), specifically LAMC § 151.02, "Housing Services" are explicitly defined to include "parking and any other benefits, privileges, or facilities" connected with the use or occupancy of a rental unit. Furthermore, under Rent Adjustment Commission (RAC) guidelines, a **"Reduction of Services" is explicitly defined as any amenity, utility, maintenance, or service provided to the tenant at the beginning of their tenancy that is subsequently removed, restricted, or made inaccessible by the owner.**
As outlined by the city, classic examples of this include the loss of a designated parking space, storage unit, laundry room access, elevator service, or broken appliances. By restricting access to available parking stalls, implementing unapproved conditional requirements, demanding unlawful fees, and ceasing necessary communications, the owner is executing a severe, unauthorized reduction of established housing services.

2. Historical Inception of Housing Services & Contractual Right to Parking
My roommate and I entered into a rental agreement for a one-bedroom unit at this 18-unit property in 2010. Per the explicit terms of our 2010 agreement, the cost of parking was expressly included in the base rent amount paid. Because my roommate and I have always owned and operated separate vehicles, we moved into the building under the express condition, authorized by the previous owner, that we would receive parking accommodations for two cars. To accommodate our two vehicles, the original owner transferred us from a single car stall (Stall #8) to a tandem car stall (Stall #14).
The building’s Certificate of Occupancy establishes that there are 27 total parking stalls on-site, operating as a collective common area amenity connected to the use and occupancy of the building's 18 units since its inception. Because the owner retains the authority to change or reassign stalls at any time, the Certificate of Occupancy inherently proves the physical and legal availability of more than just Stall #8 to satisfy our historic housing services.

3. Pattern of Unlawful Restrictions, Arbitrary Fees, and Withholding of Services
The owner's actions constitute a direct reduction and restriction of housing services through the following ongoing violations:

- **Unlawful Conditioning & Denial of Available Stalls:** The tandem parking stalls and parking stalls capable of being utilized as handicapped stalls are available common area amenities that are currently being actively denied to me. The landlord's actions function as an unlawful loss of our rental application rights and baseline housing access.
- **Imposition of Unapproved Surcharges:** In a letter dated February 11, 2026, the owner indicated that receiving a tandem or handicap parking stall is a housing service, but conditioned it upon a separate "written application" and an arbitrary, unapproved $150.00 monthly fee.
- **Failure to Provide Required Applications:** While asserting that access to these stalls requires a separate application process and a $150.00 fee, the landlord has completely failed to provide the necessary application paperwork, thereby creating an artificial, bad-faith barrier to a housing service

that has been structurally available since 2010.

- **Intentional Withholding of Active Stalls:** Despite 12 of the building's 27 stalls sitting completely vacant for the past seven consecutive months (including tandem stalls 14, 15, 18, and 19), the landlord refuses to permit reassignment or grant access to these facilities.
- **Unlawful Loss of Communication:** The landlord's actions constitute a complete loss of communication regarding what the specific housing services are at this location. Adequate communication from management is a necessary, baseline housing service established at the beginning of a tenancy, and its severing represents an independent reduction of services.

4. Violation of State and Federal Protections
State and federal laws strictly prohibit a housing provider from denying or restricting access to an available housing service based on protected characteristics, including race and disability. The owner's targeted withholding of available tandem and accessible handicap-ready stalls violates these statutory protections.

5. Legal Argument: Illegal Rent Increase via Service Restriction
By maintaining an abundance of vacant tandem and accessible stalls while simultaneously withholding the necessary paperwork, ceasing communications, and demanding an unapproved, arbitrary $150.00 monthly fee, the landlord has effectively restricted a core housing service included in our base rent since 2010. Restricting access to these facilities without a corresponding, city-calculated rent reduction under RAC Regulation 410.00 constitutes an illegal, back-door rent increase executed outside the bounds of the Rent Stabilization Ordinance.

Conclusion and Requested Action
The landlord's ongoing conduct represents an active, bad-faith restriction of an established housing service designed to bypass RSO rent caps through artificial scarcity and unapproved surcharges.
I respectfully request that the Los Angeles Housing Department immediately:

1. **Initiate an Investigation** into the unlawful restriction of housing services, loss of communication, and illegal rent surcharges at 1522 Hi Point Street.
2. **Issue a Notice to Comply** ordering the owner to provide the standard parking application and restore access to tandem/handicap parking in accordance with our historic tenancy terms and the building's Certificate of Occupancy.
3. **Order a Mandatory Rent Reduction** pursuant to RAC Regulation 410.00 to reflect the ongoing loss of the communication and secondary vehicle/tandem parking amenity from December 2025 onward.

Attached to this complaint, you will find:

- A copy of the building's Certificate of Occupancy showing a total capacity for 27 cars.
- The owner's February 11, 2026 letter asserting the $150 fee and application mandate.
- A copy of my written response to the owner.

Note: this property owner receives local government assistance from HACLA.

Thank you for your prompt attention to this urgent tenant rights matter.

Geary J. Johnson

The disability accommodation request was formally communicated to the landlord through explicit written notices delivered directly to the property management company.
The communication protocol relied on structured, verifiable legal demands to establish an official administrative record of the request:

- **Formal Written Demand Letters:** Detailed reasonable accommodation requests were compiled into formal correspondence addressed to the property management company, outlining the civil rights mandates and fair housing laws governing the tenancy.
- **Medical Substantiation:** The physical requests were explicitly paired with supporting documentation from attending medical professionals, establishing the requisite legal link between the tenant's diagnostic needs and the requested building accommodations.
- **Verifiable Tracking:** Deliveries of the accommodation requests and subsequent rebuttals were processed through documented channels to ensure an irrefutable timeline of receipt, establishing clear notice before the regulatory agencies.

2026-11-1 PDF Letter to Owner updated from May 29.pdf
156.3 kB

2026-11-1 PDF Letter to Owner updated from June 11.pdf
69.5 kB

2026-11-4 Scanned Code Violation 1014401_compressed.pdf
1.8 MB

Re: Complaint Investigation

From: G Johnson (tainmount@sbcglobal.net)

To: 41267@lapd.online

Cc: cd10@lacity.org; cityatty.help@lacity.org; councilmember.mcosker@lacity.org

Bcc: hairylegs27@gmail.com

Date: Thursday, November 12, 2026 at 05:51 PM PST

Dear police department:

This shall memorize that I spoke with Joy this morning about 10:30 AM on the phone.

At first, I thought that Joy was talking about the police complaint that I filed against the property owner where I live. But I discovered that Joy was not calling about that complaint, but rather calling about my claim for damages against the city, such claim dated July 21, 2026.

Joy did verify that I had filed police complaints on May 6, 2026, and that the incident had occurred on February 23, 2026. I also verified that there was communication with the police on April 24, 2026 and also May 18, 2026. I'm not sure if those all resulted in incident complaints forms or numbers or not , but I do have copies. I also indicated to the detective that I have had communications with city employee Det BREEDLE as of August 5, 2026 and that there has been phone tag messages going back-and-forth, but as of today's date no police officer has been to the property to inspect my vehicle.

I believe, since I filed an incident report with the police, and because the police form states that they have jurisdiction over vandalism, and also the pasting of an adhesive, therefore the police department has authority to investigate this complaint.

The police have information, according to Joy, that this is arising from a long-standing dispute with the owner of the property. Joy seemed to understand the facts of the case that the owner placed an adhesive on the left front passenger window door of my vehicle without having a legitimate reason because the owner did not make any attempt to contact me by phone, or email, or posting to my apartment door. The posting on my window with adhesive, which damaged my car I believe in an amount exceeding $500, happened around February 23, 2026. I was not aware of the adhesive until February 24, 2026 when Ben Rencainen, owner agent, from the Management office knocked on my door and told me I had to move my car from the unoccupied parking space. I moved my car. I immediately called Ben on the office phone and told him that I wanted the adhesive to be removed from my window and I have after that point faxed the owner numerous times but the adhesive is still on my car, damaging my window.

Joy made very clear to me that she did not have a copy of the police damage claim and she did not appear to have a copy of the incident reports so I did question how she would be able

to have an intelligent conversation without having such information. She appeared to indicate that there was no way to resolve situation short of me, filing a claim for damages against the city and filing a lawsuit against the city, and I believe I could do such within eight hours. If that is the position of a police department, I would like verification from the office of Mayor elect Nithya Raman, as well as verification from the city attorneys office.

I reiterated to Joy that perhaps Officer Breegle can set up an appointment with me so he can come out to the property. It should not be that difficult to knock on the door of the building or try the non-functioning intercom system. I do work a number of days per week and I do work out of town so I'm not always available by phone and my job is not allowing me to use the phone during the course of my work time.

At 2:42 pm Joy sent me this text message:

"Hi Geary, it's Sgt. Rodriguez. I was trying to get a hold of you to explain some things. If you can call me back on my department cell phone I'd appreciate it. Thank you."

If Joy has further questions for me, I would appreciate her, submitting them in writing, and I would be glad to reply. In the meantime, I hope that officer Breegle can set up an appointment that is mutual..

Geary Juan Johnson
Phone 323-807-3099

> On Thursday, November 12, 2026 at 10:11:06 AM PST, JOY RODRIGUEZ <41267@lapd.online> wrote:
>
> Good Morning,
>
> What time work for you today to discuss this over the phone.
>
> Respectfully,
>
> **Sgt.- Joy Rodriguez**
> *Wilshire Division- Patrol*
> ***Los Angeles Police Department***
> 4861 W. Venice Blvd.
> Los Angeles, Ca 90019
> 213-473-0476

From: G Johnson <tainmount@sbcglobal.net>
Sent: Friday, November 6, 2026 11:37 AM
To: JOY RODRIGUEZ <41267@lapd.online>
Subject: Re: Complaint Investigation

ATTENTION: This email originated outside of LAPD. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi

Thanks for calling. Just busy with work and illness.
Perhaps we can set up an appnt, as the issue has not been resolved.
Here are best times for me by phone or in person by appnt:

Wednesday thru Sunday
11:00 am - 12 noon

Monday and Tuesday (days off work)
after 11:00 am

Thanks.

Geary Juan Johnson
Phone 323-807-3099

On Friday, November 6, 2026 at 08:24:35 AM PST, JOY RODRIGUEZ <41267@lapd.online> wrote:

Good Morning Mr. Johnson

My name is Sgt. Rodriguez, I'm investigating a complaint I show that was generated by you. I also left a message this morning. Please email me or call me on my department cel phone at 213-618-0960.

I would like to know if your issue has been resolved.

Respectfully,

SGT. Joy Rodriguez
Wilshire Division- Patrol
Los Angeles Police Department
4861 W. Venice Blvd.
Los Angeles, Ca 90019
213-473-0476

2026_8_25_Letter_from_Police.jpeg.pdf
644.8 kB

2026-5-6 Filed police report report-C269022140-0.pdf
1.9 MB

2026-5-18 Receipt Police Report.pdf
73.2 kB

2026-5-27 Updated Police Report re Window.pdf
73.6 kB

4

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— *i*

(No Subject)

From: G Johnson (tainmount@sbcglobal.net)

To: dod.contact@lacity.org; alan.christensen@lacity.org

Cc: marke.bridge@lacity.org; vatche.kasumyan@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.rodriguez@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.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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@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; kelvin.martinez@lacity.org; vasquezbrian79@gmail.com; nisi@powerpropertygrp.com; david@powerpropertygrp.com; francisco@powerpropertygrp.com; edi@powerpropertygrp.com; info@hacla.org; executive.directorgeneralissues@hacla.org; application.help@hacla.org; owner.services@hacla.org; s8.inspections@hacla.org; receiving.portability@hacla.org; s8.portability@hacla.org; lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; raul.vasquez@lacity.org; daniel.armenta@lacity.org; larry.arnick@lacity.org; mark.bevelaqua@lacity.org; david.burkhead@lacity.org; pamela.choi@lacity.org; charles.coffey@lacity.org; jeffrey.duran@lacity.org; rafael.espinoza@lacity.org; jeff.fulton@lacity.org; hcidla.rso.central@lacity.org

Bcc: hairylegs27@gmail.com

Date: Sunday, November 15, 2026 at 07:44 PM PST

Subject: California Public Records Act (CPRA) Request – Re: Case No. DIS0002519 / PRR Case No. DISINV0001225 & Ongoing Accessibility Damages

To: Custodian of Records, Civil + Human Rights and Equity Department (LA Civil Rights) & Department on Disability (DOD), City of Los Angeles
Address: 201 N. Los Angeles St., Suite 6, Los Angeles, CA 90012
Date: November 25, 2026

Dear Custodian of Records:
Pursuant to the California Public Records Act (Cal. Gov. Code § 7920.000 et seq.) and Article I, Section 3(b) of the California Constitution, I am submitting this formal request for public records regarding the City of Los Angeles' handling of my disability and housing discrimination complaints (Case No. DIS0002519 / Public Records Request Case No. DISINV0001225) and the City's July 1, 2026 determination withholding records. [1]

1. Records Requested Regarding the July 1, 2026 Exemption

Determination

Please provide copies of all public records, including emails, internal memoranda, notes, legal analyses, policy manuals, and communications between or among staff of the Civil + Human Rights and Equity Department (LA Civil Rights), the Department on Disability (DOD), the Los Angeles Housing Department (LAHD), and the Office of the City Attorney, that document how the City arrived at its July 1, 2026 determination that records in Case No. DISINV0001225 are exempt from disclosure. Specifically, please provide:

- All communications, routing slips, and records reflecting the decision-making process to invoke **Cal. Gov. Code § 7927.705**, **Cal. Evid. Code § 1040**, **Cal. Gov. Code § 7922.000**, and **Los Angeles Municipal Code (LAMC) § 51.05**.
- All written department policies, guidelines, or training materials cited as the basis for the statement that *"department policy dictates that complaints and investigations remain confidential until a Notice of Violation is filed"*, particularly as applied to closed investigations where no Notice of Violation was issued (such as the May 22, 2026 closure of DIS0002519).
- Any privilege log or document index identifying each record withheld in Case No. DISINV0001225 by date, author, recipient, document type, and the specific statutory exemption applied to each individual document.

2. Renewed Request for Release of Case Files Based on Continuing Damages & Public Interest

I am simultaneously renewing and updating my request for the complete investigative files for **Case No. DIS0002519**, **DISINV0001225**, and related **LAHD AcHP Case No. GR26-723069** regarding ongoing denial of reasonable accommodations and accessibility at **1522 Hi Point St., Unit 9, Los Angeles, CA 90035**:

- **Override of the Catch-All Exemption (Gov. Code § 7922.000) Due to Continuing Damages:** Under Gov. Code § 7922.000, the City bears the burden of demonstrating that the public interest in non-disclosure *clearly outweighs* the public interest in disclosure. The investigation in DIS0002519 was officially closed on May 22, 2026, eliminating any risk of interfering with an active, ongoing investigation. Meanwhile, **I am suffering continuing, daily damages** due to the ongoing denial of required accessibility features—specifically, an indoor two-way audio/video intercom monitor for the Akuvox E16 system, an accessible parking stall, and a wheelchair-height unit entry door peephole. Withholding the factual evidence, site visit records, and management statements gathered by the City actively impedes my ability to remediate ongoing building code and fair housing violations at a rent-controlled property receiving federal Section 8 funding.
- **Misapplication of LAMC § 51.05 Confidentiality:** LAMC § 51.05(A) directs the General Manager to keep confidential *"the name and other identifying information of the Complainant"* to protect the complainant. As the Complainant, I waive confidentiality as to my own identity and records. LAMC § 51.05 does not authorize the City to conceal third-party property management statements, LAHD site inspection reports, or public records from the Complainant after a case is closed without a Notice of Violation.

- **Duty to Segregate and Redact (Gov. Code § 7922.525):** Even if specific portions of the file contain information strictly privileged under Evidence Code § 1040, the City is legally required under Gov. Code § 7922.525 to redact only the exempt portions and release all reasonably segregable non-exempt records—including records I originally submitted to the City, public records from prior court proceedings (LASC Case No. 23STCP00644), and factual findings from LAHD's site visit.

3. Format and Statutory Timeline

Please provide these records in electronic format (PDF) via email to **tainmount@sbcglobal.net**. Pursuant to **Cal. Gov. Code § 7922.535**, please respond within **10 calendar days** to notify me whether the City will comply with this request and provide an estimated date of production. If any portion of this request is denied, please cite the specific statutory exemption for each withheld record and identify the name and title of the person responsible for the denial (Gov. Code § 7922.540).
Thank you for your prompt attention to this matter.
Sincerely,

Geary J. Johnson
1522 Hi Point St., Unit 9
Los Angeles, CA 90035
Phone: (323) 807-3099
Email: tainmount@sbcglobal.net

City of Los Angeles
NextRequest

Request Visibility: Embargoed -- Will be auto-published 0 hours after closure

Request 26-23509 Open

Dates

Received
November 16, 2026 via web

Requester

Geary Juan Johnson
tainmount@sbcglobal.net
1522 Hi Point St 9, Los Angeles, CA, 90035
323-8073099
Self

Staff assigned

Departments
City Clerk

Point of contact
Clerk CPRA Coordinator

Request

Dear City Clerk. Please supply copies in electronic format of the list of the latest election results showing the office of mayor and all council member races. A web link will suffice. Thank you. G Juan Johnson. Reference: (Attachments:
2026-10-1 email
2026-10-1 Fax PPM
2026-11-2 email city and owner
2026-11-12 PDF vehicle roster
2026-10-1 Letter to RL
2026-10-1 Notice of Case closure 9270
2026-10-13 Email City and Owner re No Unbundle
2026-10-28 letter PPM gate reduction
2026-10-31 RSO gate complaint
2026-10-31 RSO complaint re Parking
2026-5-22 letter of closure DIS Scott.pdf
2026-10-29 Records Request to LAHD re HAP
2026-10-30 Records Request HACLA Wong
2026-8-12 Email HACLA
2026-11-8 Email DOD Complaint
2026-11-15 Email DOD Records Request
2026-11-15 Email for Records Civil Human
2026-11-12 Email Police Joy
2026-11-4 Scanned Code Violation 1014401_compressed.pdf
2026-11-1 Fax PPM two updated RA.pdf
2026_8_25_Letter_from_Police.jpeg) **Los Angeles refuses to its enforce own housing law**
On October 1, 2026, Geary Juan Johnson contested the Los Angeles Housing Department's denial of a rent reduction related to Ordinance No. 188795. He argued that the city misinterpreted statutory timelines for maximum rent increases and asserted that any rent increase noticed during the specified period should adhere to a 3% cap without utility surcharges. **https://lahousingpermitsandrentadjustmentcommission.com/los-angeles-refuses-to-its-enforce-own-housing-law/**

In the City of Los Angeles, approximately 19% of all rent-stabilized (RSO) apartments are master-metered, which translates to an estimated 123,000 rental units, estimated to affect between 300,000 and 370,000 tenants. Tenant

advocacy filings estimate that the substantial majority of these 123,000 master-metered units have historically had electric and gas structurally integrated directly into their base monthly rent amounts. Public Document 23-1369.
https://cityclerk.lacity.org/onlinedocs/2026/26-1369_PC_PM_10-03-2026.pdf

Request 26-12199 - NextRequest - FOIA & Public Records Request Inside Los Angeles Government
https://lahousingpermitsandrentadjustmentcommission.com/request-26-12199-nextrequest-foia-public-records-request-inside-los-angeles-government/

10/2/2026
Public record 26-19496 confronts a history of Los Angeles government racism
https://lahousingpermitsandrentadjustmentcommission.com/public-record-26-19496-confronts-a-history-of-los-angeles-government-racism/

10/3/2026
https://cityclerk.lacity.org/onlinedocs/2026/26-1369_PC_PM_10-03-2026.pdf
Public record 26-1369 confronts a history of Los Angeles government racism
https://lahousingpermitsandrentadjustmentcommission.com/public-record-26-1369-confronts-a-history-of-los-angeles-government-racism/

10/02/2026

9/28/26
As seen on Citywatch: "LAUSD Has a Human Relations Commission. But What Does It Do?"
The response highlights concerns regarding the effectiveness of government agencies, specifically in Los Angeles, such as the Human Relations Commission and the California Civil Rights Department. It questions whether these agencies genuinely fulfill their stated purposes or merely create the illusion of accountability while failing to provide meaningful relief for complaints, ultimately leaving individuals frustrated.

https://lahousingpermitsandrentadjustmentcommission.com/as-seen-on-citywatch-lausd-has-a-human-relations-commission-but-what-does-it-do/

10/07/2026

In the City of Los Angeles, approximately 19% of all rent-stabilized (RSO) apartments are master-metered, which translates to an estimated 123,000 rental units, estimated to affect between 300,000 and 370,000 tenants. Tenant advocacy filings estimate that the substantial majority of these 123,000 master-metered units have historically had electric and gas structurally integrated directly into their base monthly rent amounts. Public Document 23-1369.

https://cityclerk.lacity.org/onlinedocs/2026/26-1369_PC_PM_10-03-2026.pdf

Los Angeles HUD section 8 landlord confronted over dishonest illegal rent under ordinance 188795
https://lahousingpermitsandrentadjustmentcommission.com/los-angeles-hud-section-8-landlord-confronted-over-dishonest-illegal-rent-under-ordinance-188795/

Alarming case study: state civil rights department refuses to investigate racial and disability discrimination by Los Angeles city government
https://lahousingpermitsandrentadjustmentcommission.com/alarming-case-study-state-civil-rights-department-refuses-to-investigate-racial-and-disability-discrimination-by-los-angeles-city-government/
Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions THE PARKING GATE DOES NOT WORK. The slumlord.
https://lahousingpermitsandrentadjustmentcommission.com/shocking-los-angeles-inspectors-refuse-to-cite-alarming-slumlord-conditions/

Is there extra parking at 1522 Hi Point St? You be the Judge
The slumlord.
https://lahousingpermitsandrentadjustmentcommission.com/is-there-extra-parking-at-1522-hi-point-st-you-be-the-judge/

Hear all about it tenant news claims September 15, 2026 Los Angeles Housing Discrimination
https://lahousingpermitsandrentadjustmentcommission.com/hear-all-about-it-tenant-news-claims-los-angeles-housing-discrimination/

TRANSMITTAL COVER LETTER

Case Number 202610-37772114

G. Juan Johnson
1522 Hi Point St. 9
Los Angeles. CA. 90035

Date: October 13, 2026
TO:
California Civil Rights Department (CRD)
Attn: Intake / Case Investigative Unit
[CRD Regional Office Address or Submission Portal]
RE: NEW UNRUH ACT CIVIL RIGHTS INTAKE COMPLAINT
Complainant: Geary Juan Johnson
Primary Respondent: Kaiser Permanente (and Associated Staff/Physicians)
Date of Incidents/Culmination: March 22, 2025 – October 11, 2026

To the Assigned Civil Rights Investigator / Intake Analyst:
Enclosed please find my formalized **Civil Rights Intake Complaint** submitted pursuant to the **California Unruh Civil Rights Act (California Civil Code Section 51, et seq.)**.
As detailed in the attached complaint, I am a 73-year-old Black man experiencing complex medical conditions. I am requesting that the Department immediately open an investigation into the unlawful, systemic, and retaliatory practices of **Kaiser Permanente** and its associated administration and physicians.
This complaint demonstrates a coordinated pattern of discriminatory behavior that directly satisfies the elements under **California Civil Jury Instructions (CACI No. 3060)**, including:

1. **Denial of Public Accommodations and Access:** A total administrative lockout and restriction of my communication privileges via the kp.org digital portal executed on October 9, 2026, and fully active on October 11, 2026.
2. **Medical Abandonment and Retaliation:** The explicit termination of my essential specialist care by urology providers without legitimate business justification, following my complaints regarding disparate treatment and racism.
3. **Documentation Interference:** The targeted omission of my documented health conditions on reasonable accommodation paperwork (letter from Doctor Thippavong and others), directly hindering my housing accessibility rights.
4. **Withholding of Accommodations:** The explicit denial of my formal request for a patient advocate to be present during my in-person clinical visits as of October 11, 2026.

These adverse treatments carry no legitimate, non-discriminatory business necessity. The evidence indicates that my race and my vocal assertions of my civil rights as a patient were the substantial motivating reasons for the Respondents' adverse actions.
Please review the attached narrative and establish an intake file. I am fully prepared to provide supporting medical records, communications logs, and written notices upon request. I request that you contact me directly at your earliest convenience to review the next steps in the investigation or mediation processes.
Thank you for your time, prompt attention, and vital oversight in protecting the civil liberties of California residents.

Respectfully submitted,
By: _____
G. Juan Johnson, Complainant Pro Se

CALIFORNIA CIVIL RIGHTS DEPARTMENT (CRD) INTAKE COMPLAINT

- Case Number 202610-37772114

1. COMPLAINANT INFORMATION

- **Full Name:** G. Juan Johnson
- **Contact Information:**
- **Protected Basis/Characteristics:** Race (Black)

2. RESPONDENT(S) INFORMATION

- **Respondent 1 (Primary Business Entity):** Kaiser Permanente (Medical Offices, Hospitals, and Digital Patient Care Portals)
- **Respondent 2 (Individual):** Adriana Duarte (Administrator/Staff)
- **Respondent 3 (Individual):** Jeffrey Siegel, MD
- **Respondent 4 (Individual):** Apurba Pathak, MD
- **Respondent 5 (Individual):** Yagil Barazani, MD
- **Respondent 6 (Individual):** Dr. JIMMY ARUN PATEL
- **Respondent 7 (Individual):** Dr. Paul Boris Kazimiroff
- Respondent 8 Kaiser Permanente Board of Directors

3. CODE SECTION VIOLATION

- **Act:** Unruh Civil Rights Act (California Civil Code Section 51, et seq.)
- **Type of Discrimination:** Denial of equal access to business accommodations, services, and medical facilities; Racial Discrimination; Retaliation for complaining about civil rights violations.

4. COMPLAINT NARRATIVE / PARTICULARS

I am a 72-year-old Black man and a patient under the medical care of Kaiser Permanente. I have a complex medical profile requiring ongoing, serious medical management, with approximately seventeen (17) distinct health issues documented across my clinical chart.

I am filing this complaint with the California Civil Rights Department because Kaiser Permanente and the named individual respondents have intentionally denied me full and equal accommodations, advantages, facilities, privileges, and medical services on the basis of my race and in retaliation for my previous complaints regarding inadequate, unprofessional care and systemic bias. The continuous patterns of exclusion and arbitrary medical restrictions culminated in severe injury and a complete lockout from my patient services on **October 11, 2026**.

The specific acts of intentional discrimination and denial of equal services include:

1. **Pretextual Threat to Digital Access:** On **March 22, 2025**, Defendant Dr. Yagil Barazani issued a communication via the online patient portal

threatening to remove my digital messaging access under the pretext of an alleged "Code of Conduct" violation. No legitimate business reason was provided for this targeted warning. I allege the substantial motivating reason was my race and my protected complaints regarding inadequate medical treatment.

2. I allege that the March 22, 2025 letter of Dr. Barazani is evidence of the company pattern and practice that extends to and determines my medical treatment as of today's date.
3. **Abrupt Termination of Specialist Care:** On **March 3, 2026**, Defendant Dr. Apurba Pathak sent a letter via the portal explicitly abandoning my urologic medical care, stating that because my communications made it clear they did not have my "faith and trust," the Urology Department at Kaiser West Los Angeles would no longer provide me services. Dr. Pathak provided no legitimate business justification for abruptly severing necessary medical oversight. This termination was a retaliatory pretext following my formal complaints concerning disparate treatment and racism.
4. **Arbitrary Omission on Housing Documentation:** Around **April 2026**, Defendant Dr. Jeffrey Siegel wrote a letter intended to support my request for a reasonable housing accommodation. The letter was dated March 11, 2026 but not mailed to me until June 1, 2026. No clinical or legitimate business rationale has been provided for why there was a delay in mailing the letter, and why the letter does not appear in my medical records, which directly undermined my ability to secure accessible housing in a timely manner.
5. **Refusal to Provide Required Medical Accommodation Letters:** Subsequently, Defendants Dr. Patel, Dr. Kazimiroff, and other Kaiser physicians explicitly refused to provide necessary letters verifying my medical necessity for reasonable housing accommodations, providing no legitimate business reasons for withholding standard patient paperwork.
6. **Substandard Diagnostic and Prescribing Protocols:** Dr. Pathak prescribed antibiotics to me for a suspected urinary tract infection (UTI) without obtaining a standard urine sample or performing a bacterial urine culture. No legitimate medical or business reason exists for bypassing standard diagnostic protocols, leaving my medical safety compromised.
7. **Biased Record Labeling Without Consultation:** Kaiser Permanente administration affixed a highly prejudicial label to the "current health issues" section of my digital chart, stating that I have **"challenges adhering to medical recommendation."** This racially biased, disparaging label was permanently attached without any prior discussion or clinical warning, serving to diminish my credibility as a patient.
8. **Withholding Medical Timelines:** I have repeatedly asked my physicians for an approximate timeline regarding when a catheter should safely be removed. Defendants have continuously ignored my queries, providing no medical responses or legitimate justifications for withholding this critical information.
9. **Disruption of regional Care Continuity:** Dr. Siegel issued a written directive referring me to the Kaiser Sunset location to see a urologist,

actively uprooting my care from my regional West Los Angeles facility without providing a legitimate medical or logistical reason.

10. **Denial of Patient Advocacy Services:** On **October 11, 2026**, I formally requested that a Kaiser patient advocate be assigned and present for my upcoming in-person doctor appointments to ensure fair, non-discriminatory oversight. Kaiser Permanente completely denied and failed to supply a patient advocate, offering no legitimate business justification for withholding this patient resource.
11. **Total Banishment and Portal Lockout:** On **October 9, 2026**, the administrative retaliation culminated when Defendant Meisha and Kaiser administration completely blocked and denied my digital portal access at kp.org. I am entirely banned from composing new messages or replying to existing threads regarding my critical health needs. No business reason or restoration timeline has been provided.
12. Pertinent documentation includes but it's not limited to a letter to the Kaiser portal February 3, 2026 of five pages, a letter to the Kaiser portal dated April 7, 2026 of five pages, a letter to the Kaiser portal May 15, 2026 to Adriana Duarte RN with an update on health symptoms, a July 12, 2026 letter recalling voicemails to RN Adriana Duarte of four pages, a priority mail 9405511899561328669542 delivered August 7, 2026 to Kaiser Primary Care Plus to Adriana Duarte (mailed to Kaiser 8/5/2026) (enclosures A letter to Adriana dated July 12, 2026. Four pages.To Kaiser portal member services April 24, 2026 grievance complaint, Letter to Kaiser doctors through the portal April 24, 2026, four pages, Letter April 27, 2026 to Kaiser portal, five pages, Health update to Kaiser portal from Geary Johnson, December 27, 2025, four pages. Letter to Kaiser portal dated July 8, 2025 from (roommate) Byron regarding medical condition of Johnson.
13. **Denial of continuity of care.** The communications to the portal, including questions about sepsis and the urinary catheter duration, are in large part ignored by all doctors named.
14. The effects of these discriminatory actions were fully realized on **October 11, 2026**, leaving me entirely severed from equal accommodations, digital medical resources, and standardized, non-discriminatory healthcare privileges.

5. HARM AND CAUSATION (CACI No. 3060)

- **Denial of Treatment [CACI 3060 - Element 2]:** Respondents have functionally denied me the full, equal advantages, facilities, and communication tools standard for patients of this business establishment.
- **Substantial Motivating Reason [CACI 3060 - Element 3]:** My race (Black) and my vocal opposition to discriminatory treatment were the substantial motivating factors behind these hostile restrictions.
- **Harm & Causation [CACI 3060 - Elements 4 & 5]:** As a direct and proximate result of these administrative blocks and treatment denials, I

have suffered severe emotional distress, heightened medical vulnerability, a disruption in my continuous medical oversight, and deep humiliation.

6. COMPLAINANT SIGNATURE

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Dated: October 12, 2026
By: _____
G. Juan Johnson, Complainant Pro Se

Communications with City employees https://lahousingpermitsandrentadjustmentcommission.com/communications-with-city-employees/; LOS ANGELES CODE VIOLATION COMPLAINTS. "First they came for the socialists, and I did not speak out—because I was not a socialist. Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist. Then they came for the Jews, and I did not speak out—because I was not a Jew.Then they came for me—and there was no one left to speak for me. —Martin Niemöller." https://lahousingpermitsandrentadjustmentcommission.com/code-enforcement-complaints-re-1522-hi-point-street/ . 10/13/2026 POST. RSO landlords cannot unbundle utilities and parking https://lahousingpermitsandrentadjustmentcommission.com/2026/10/13/rso-landlords-cannot-unbundle-utilities-and-parking/ .

Why Steven Harrison, city employee, engages in criminal conduct and refuses to inspect the lack of intercom unit interface at this address: "Code Enforcement has reviewed and accepted your (landlord) response and repair effort for the updated intercom system provided for the residents through our Re-Inspection activities conducted thus far. There will be no further code enforcement oversight of the intercom issue - it has been cleared from this SCEP Inspection process." The city building code requires an intercom interface in each unit. There is no updated intercom interface in each unit. Steven Harrison refuses to enforce the building code. Steven Harrison is a criminal. Mayor Karen Bass needs to request Harrison be fired. Why Los Angeles Mayor Karen Bass, Nithya Raman, and applicable RSO landlords are criminals. The Costa-Hawkins Rental Housing Act restricts local governments in California from enforcing rent control, allowing landlords to raise rents to market rates when units become vacant. It mandates that landlords maintain the same housing services for new tenants as the previous ones. Tenants should be aware of their rights, especially regarding utilities and parking, to avoid violations. https://lahousingpermitsandrentadjustmentcommission.com/why-los-angeles-mayor-karen-bass-nithya-raman-and-applicable-rso-landlords-are-criminals/ .

I object also because I have made numerous complaints to the city council for the provision of accessible handicap parking stall, accessible in unit interface for the door entry intercom system, and accessible door viewer, wheelchair

height. Even though these are reasonable housing accommodations as well as mandatory building code requirements, the services have not been provided to myself or any other Latino or Black tenant in this building at this address. This is unacceptable. I have also made a written request to the city to make a modification in it's intractable policies that it will site the owner of the property for these building code violations. The city has made no written response to my request for the city policy practice modification.
https://cityclerk.lacity.org/onlinedocs/2025/25-0924_PC_PM_09-05-2026.pdf.

Show less

Timeline Documents

Department assignment — Anyone with access to this request

City Clerk

November 16, 2026, 11:42pm by the requester

Request opened — Anyone with access to this request

Request received via web

November 16, 2026, 11:42pm by the requester