

Request Visibility:  Published



Request 26-12077 Closed



1 of 1 with filters active

Dates

Received
July 02, 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

Can you explain why the city Civil and Human Rights and Equity Department refuses to release the case file copy? the City does not want the Public to know the city employees and Mayor Karen Bass involvement in corruption & general manager is Capri Maddox, assistant general manager is Claudia Luna. Mayor is Karen Bass. **Council File**

Comments for Public Posting:

26-0552. HEARING OF PROTESTS relative to the establishment of the West Adams Property and Business Improvement District, pursuant to Section 53753 of the California Government Code, Section 36600 et seq. of the California Streets and Highways Code and Article XIII D of the California Constitution. THIS MATTER IS OPPOSED FOR CAUSE. Links for PC. From G. Juan Johnson. June 8, 2026. 3-21-2026. https://cityclerk.lacity.org/online/docs/2025/25-0416_PC_PM_03-21-2026.pdf 4/9/2026. https://cityclerk.lacity.org/online/docs/2015/15-0989-S65_pc_04-9-2026.pdf. 4/28/2026. https://cityclerk.lacity.org/online/docs/2026/26-0512_PC_AM_04-28-2026.pdf. 5/4/2026. https://cityclerk.lacity.org/online/docs/2026/26-0540_PC_PM_05-04-2026.pdf. 5/10/2026. https://cityclerk.lacity.org/online/docs/2026/26-0005-S73_PC_PM_05-10-2026.pdf. 5/17/2026. https://cityclerk.lacity.org/online/docs/2026/26-0511_PC_AM_05-17-2026.pdf . City LA officials named in housing racism case. <https://wp.me/P57D2C-19S> . Johnson Confronts Los Angeles Corruption and Racism. <https://youtu.be/yPimv0nvQBY> . Standing in the Apt House Door Pt 1 of 2 . <https://youtu.be/cf6fMLA2vB0> . Standing in the Apt House Door Pt 2 of 2. Los Angeles denies Black tenants full and equal housing repair or replacement . https://youtu.be/f_yiQw5lqk . Heather Hutt Los Angeles CD 10. <http://lahousingpermitsandrentadjustmentcommission.com/heather-hutt-los-angeles-cd-10/> . Racists Among Us. Google Racism Hi Point Apts. Did you know that this address sits on a methane gas table? Did you know this address is within a few feet of 1532 Hi Point St, which also sits on a methane gas table? Google

search lahousingpermitsandrentadjustmentcommission is the landlord responsible

for the accessible parking the Intercom and the door entry peephole .

If the above button is not clickable or is broken, please copy and paste the entire

URL (minus any spaces) into your browser window.

<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=2AD9D4CB->

[E050-4BF3-97E3-0721AB99949B&em=tainmount@sbcglobal.net](https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=2AD9D4CB-E050-4BF3-97E3-0721AB99949B&em=tainmount@sbcglobal.net)

If you DO NOT want to submit this public comment, simply ignore this E-mail and

do not click on the link above.

Thank you,

Office of the City Clerk

Council & Public Services Division

City of Los Angeles

<https://clerk.lacity.org/council-and-public-services>

Timeline

Documents

All documents



1-1 / 1



Folders

Filter by folder name

filter by folder name

All Documents

1

Documents not in folders

Requester uploads

1



1 / 1 results in 'All Documents'

Filter by document name

filter by document name



Select all



Uploaded: 07/02/2026



2026-6-30 Attach PC.pdf
Requester uploads

The Housing
Services
Requested
are Needed
Today



Nisa Power Property



Thank you,
Maintenance
Department

Thursday • 1:33 PM

Hey Geary, Please
confirm if you have 2
common area keys. If
you do not I can drop
one off to you, please
confirm.

1:33 PM

Okay

Fine 

All right

Yes

 Text messa...  

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
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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)

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."

I said to Martinez that the lack of unit interface to use with the door entry intercom system is general dilapidation. Even though I said this to Martinez twice, he indicated that he did not know that section of the Health & Safety Code or the state building code so he asked me to quote the section and I said to him that it's not my job to know the building code or Health & Safety Code sections. But he still didn't know what the termme so I told him it's on the drop-down menu for those who want to file code violation complaint.

I ... indicate ...to Martinez that I believe that the extension of the tandem parking stalls 13,14, 15,16 made the boundary too close to the back door of the building so that it would endanger tenants who were exiting or entering the buildingall cars ...going by. Martinez did not seem to understand what I was saying. Even if the tandem stalls were extended for their striping as I believe they were, and even if that triggers the response to make the parking lot accessible, Mr. Martinez appeared to be clueless and just said that the owner could go and just redo the striping again. So you know, he gave no consideration to whatever the building codes are regarding tandem parking stall, striping or size.

REQUEST FOR REASONABLE ACCOMMODATION/ MODIFICATION TO CITY GOVERNMENT

"The city government of Los Angeles is required 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.

Re: June 30 2026. INSPECTION code inspector city employee Martinez. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

From: G Johnson (tainmount@sbcglobal.net)

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

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

Date: Tuesday, June 30, 2026 at 10:09 PM PDT

To whom it may concern:

1. Corrections are underlined in the email sent earlier today (below).

REQUEST FOR REASONABLE ACCOMODATION/MODIFICATION TO CITY GOVERNMENT

"The city government of Los Angeles is required 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.

I said to Martinez that the lack of unit interface to use with the door entry intercom system is general dilatation dilapidation. Even though I said this to Martinez twice, he indicated that he did not know that section of the Health & Safety Code or the state building code so he asked me to quote the section and I said to him that it's not my job to know the building code or

Health & Safety Code sections. But he still didn't know what the term general that application me so I told him it's on the drop-down menu for those who want to file code violation complaint.

Much of today's inspection Martinez maintained just about that he would not cite the other for anything other than a broken kitchen drawer. I also asked that the nonworking Akuvox in the unit be removed because it is a nuisance.

I asked that the nonworking intercom be cited, that the unit door non accessible wheelchair height peephole be cited, and the lack of handicapped parking stall be cited. Martinez noted there are 18 one bedroom apartments and parking for 27 vehicles. **Martinez observed that there is guest parking on the lot.** It is my belief that guest parking triggers the requirement for handicapped parking stalls. Martinez did not deny this.

I asked that Martinez inspect apartment eight, not my unit because I believe that there was no permits for the demolition, no permits for the upgraded electrical and plumbing systems, and no certificate of occupancy for the unit. Martinez said that he would have to have the unit be accessible so he could check it. So when I when he got there, I saw that there was a new tenant moving in and I knocked on the door to see if Martinez could check the unit, but when I did so, Martinez refused to inspect the unit, saying only that the tenant of health self, the tenant themselves had to put the complaint in not me. So there goes a refusal of Martinez to do his job to make an inspection of the unit to make sure it complies with the building code standards.

I can indicate it to Martinez that I believe that the extension of the tandem Park stalls 13 14, 15 16 made the boundary too close to the back door of the building so that it would endanger tenants who were acting or entering the building of all cars we're going by. Martinez did not seem to understand what I was saying. Even if the tandem stalls were extended for their striping as I believe they were, and even if that triggers the response to make the parking lot accessible, Mr. Martinez appeared to be clueless and just said that the owner could go and just redo the striping again. So you know, he gave no consideration to whatever the building codes are regarding tandem, parking stall, striping or size.

PERMITS AND COO

Martinez maintained he could not cite any of my complaints because none of them were listed in the COO for the building and also no permits were issued regarding those housing services. I said I do not believe that to be true. Mr Martinez, please identify the code section that states an alteration for accessibility purposes exists only if a building permit was issued or the Certificate of Occupancy changed.

The California Building Code expressly states:

- additions and alterations to existing buildings are governed by Section 11B-202;
- altered elements must comply with applicable accessibility requirements;

and

- alterations may not reduce accessibility.

Mr. Martinez did not address this.

MARTINEZ did not address:

- common areas,
- public-use areas,
- public housing,
- reasonable accommodations,
- and other legal obligations

INTERCOM

- the building originally had an apartment intercom station,
- the owner replaced the entire system with a new digital Akuvox system,
- the new system depends on either
 - an indoor monitor, or
 - a smartphone app,
- the owner refuses to provide either one.

That is **not** merely maintaining the old system.

It is a replacement with different functionality.

The question becomes:

Did the owner replace a functioning building service with one that is inaccessible to certain disabled tenants?

That question is not answered simply by saying the building dates to 1972.

I moved into this building in 2010, and there was a working intercom system at the front door at that time. Shortly after that time, my intercom indoor monitor stopped working. In 2014 the property owner installed a new intercom system at the front door but still did not provide me with an indoor monitor in my unit. In 2023 the current owner at that time removed the 2014 intercom system and replace it with a Wi-Fi based system. At the time, no indoor monitor was supplied to me in order to use the intercom system.

Around 2022 the owner Thomas Khammar testified in court that I was basically entitled to an intercom but they had to rewire the building first. This was a contradiction to the fact that the building had already been rewired in 2014. Around 2023 in another court hearing, attorneys for the owner appeared in court and said that a new door entry intercom system had been installed for the use of all tenants. The city government has numerous times taken confusing and contradictory positions. Around September 2025, the code enforcement cited the owner to repair or replace the intercom system. Around December code inspector Steven Harrison mentioned in a letter that the intercom system had been "updated".

Code Enforcement represented that it had accepted an "updated intercom system provided for the residents," yet another inspector Matinez now states that Code Enforcement does not determine whether the resident-side communication equipment even exists. These positions appear inconsistent and raise substantial questions about what the City actually inspected before closing the violation.

Viewed together, the sequence appears to be:

1. The City cited the owner to repair or replace the intercom (Artolier)
2. The owner had already installed an Akuvox exterior entry station.
3. The owner did not restore a functioning resident communication endpoint in my apartment.
4. Code Enforcement nevertheless closed the violation, stating the "updated intercom system provided for the residents" had been accepted.
5. A later inspector Martinez stated that Code Enforcement has no jurisdiction to determine whether the resident-side interface exists.

That chronology supports an argument that the violation may have been closed without verification that the intercom system was actually functional from the resident's perspective. It also raises a legitimate question whether the City's acceptance was based on an incomplete inspection limited to the exterior equipment rather than the operation of

the system as a whole.

THE PARKING LOT AND REQUEST FOR ACCESSIBLE PARKING STALL

- the parking lot was repaved,
- striping was changed,
- stall dimensions changed.

The City should be able to explain:

- whether permits were required,
- whether accessibility review was performed,
- and why accessible parking requirements were or were not considered.

Again, that analysis should be based on the applicable code—not merely the building's original age.

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."

California has had accessibility provisions governing entrance

communication systems for decades, although the wording has changed over time.

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.

California accessibility regulations have addressed parking lot resurfacing and restriping in various contexts. Whether your project triggered accessibility upgrades depends on factors such as:

- the scope of the work,
- whether permits were required, (the parking lot gate required a permit for a motor; the Akuvox door entry system possibly has a similar motor that required a permit.)
- whether restriping changed the parking layout, (yes, it did)
- whether the work constituted maintenance or an alteration under the applicable code.

Again, that analysis is not determined solely by the building's age.

"Paving, resurfacing, or restriping a parking lot brings the altered areas under ADA jurisdiction, triggering requirements to upgrade the parking lot to current accessibility standards. The ADA categorizes parking lots as public accommodations, meaning any physical alterations require updating the lot to

meet specific layout, slope, and signage rules." (Source: Google internet).

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

cc: civil rights department complaint 202604-34459698

(CORRECTED)

On Tuesday, June 30, 2026 at 11:55:15 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern:

This is my preliminary review of the talk with Inspector Martinez at 213721-5810.

1. THE INTERCOM.

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

2. UNIT 8.

I do not live in unit eight. However, there has been recent demolition as well as a complete overhaul of the electric and plumbing system in that unit. I INQUIRED were there PERMITS PULLED FOR THOSE RENOVATIONS AND HAS THE APARTMENT BEEN INSPECTED. I WAS NOT ABLE TO FIND ANY PERMITS ONLINE. MR. MARTINEZ SAID THAT HE WOULD NOT BE ABLE TO DO ANYTHING ABOUT UNIT EIGHT UNLESS HE WAS ABLE TO ACCESS THE APARTMENT. I FEEL THIS IS A LACK OF DILIGENCE ON HIS PART BECAUSE IF I AM MAKING A REPORT TO HIM THAT THERE'S NO PERMITS, HE SIMPLY NEEDS TO GO ONLINE AND FIND OUT IF THERE WERE ANY PERMITS TO DEMOLISH and make new installations in unit 8.(Excuse the Caps.) The building still has to be in compliance with the code sections, and it has to be in uniform compliance whether I live in that apartment or not, I feel that he should diligently seek out the ownership provided that he was able to determine

that they were no permits.

3. I stated to him that I do not believe there was any permits issued to install the intercom system in 2023.

4. KITCHEN SINK DRAWER.

The drawer is broken again.

5. I told the inspector that the parking lot within the last week or so has been repaved. I also told him that some of the striping for the tandem parking stalls has been extended. Mr. Martinez said he felt that the city has no jurisdiction over the repaving of the parking lot or over extending the parking stalls. I mentioned that the parking stalls since the striping is new, they have to comply with the current building code regulations. I quoted from the Internet below, which says that paving and re-stripping brings the altered areas under ADA jurisdiction thus my reason for feeling that this gives the department jurisdiction to require a handicap parking stall in the parking lot; as of now there are none.

6. I question whether Mr. Martinez was aware of the ADA regulations and how they apply to the city obligations regarding this type of property which receives some HUD and section 8 funding.

7. UNIT PEEPHOLE.

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

8. I think these matters are gonna have to be brought before the court of competent jurisdiction again because it seems that the code enforcement inspectors and the Mayor Karen Bass are not acting in a diligent manner.

9. HANDICAPPED PARKING STALL.

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

I will have more on this if I am able to talk to the inspector in person and see if he has done any further research, which I was promised more research by another inspector over two months ago.

"Paving, resurfacing, or restriping a parking lot brings the altered areas under ADA jurisdiction, triggering requirements to upgrade the parking lot to current accessibility standards. The ADA categorizes parking lots as public accommodations, meaning any physical alterations require updating the lot to meet specific layout, slope, and signage rules." (Source: Google internet).

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

LAMC 91.6706 (Entry Vision) was last significantly amended and took effect on **July 16, 2018** (Ord. No. 185,587). The original security provisions that include this section were established on **July 25, 1996**. [\[1\]](#), [\[2\]](#), [\[3\]](#)

This code requires residential entry doors and guest rooms to have a view of the outside without opening the door (such as a peephole or window).

The housing department website claims tenants can "File a complaint related to accessibility and discrimination based on disability and yet that is not true. The city has no such mechanism."

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.)**

ALL RIGHTS RESERVED.

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

c: Thomas Scott- City Department of Disability

On Wednesday, June 17, 2026 at 11:08:33 AM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

The Housing Services Requested are Needed Today

References

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

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

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



2026-6-30 Code Violation Complaint.pdf
572.5 kB



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 996364

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.

143 words. Unit peephole viewer not made into wheelchair accessible viewer, handicapped parking not supplied after alterations to guest parking. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting faded lines in the exact same spot) is treated as routine maintenance, the Americans with Disabilities Act (ADA) dictates that any major alterations—such as completely resurfacing a parking lot or altering the layout—trigger an obligation to upgrade the lot to current compliance standards. 143 words. From Geary J. Johnson June 30, 2026.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.