

2026-7-27 . Attachment to code violation complaint

999954

Word Count 959.

Code enforcement Los Angeles has jurisdiction over maintenance, repairs, alterations and additions, and requests for reasonable accommodations and modifications.

DIVISION 5. REPAIR AND ALTERATIONS TO EXISTING BUILDINGS AND STRUCTURES (Added by Ord. No. 173,011, Eff. 1/30/00.) Section 161.501 Additions, Alterations or Repairs. 16

I believe my complaints are being ignored due to racism and retaliation against me by city Los Angeles employees acting in concert with the Property owner.

This complaint addresses code violation maintenance requirements under the building code, and this complaint addresses building code accessibility requirements, including, but not limited to there is not an accessible wheelchair height peephole viewer in the unit door or accessible door viewer that can see both ends of the hallway, there is no handicap accessible parking stall in the parking lot, there is no accessible intercom and indoor monitor in unit 9 as required by the building code which requires an intercom system interface in each unit.

The city code enforcement department, and Housing department has engaged in abuse of process, abuse of authority, and abuse of discretion, which entitles me to file a petition for Writ of mandate with a court of competent jurisdiction.

The track for one of the bedroom door closets need to be repaired or replaced. The hardware for the drapes in the bedroom needs to be repaired or replaced. The unit door viewer needs to be repaired or replaced. The unit intercom door entry interface needs to be repaired or replaced.

My original complaints about the intercom system and parking date back to 2014. As of 2023 to 2025 the complaints morphed into requests for reasonable housing accommodations. The complaints about the need for wheelchair height accessible door viewer, handicap accessible parking stall, and accessible unit indoor monitor, are pending. Over the years, these complaints have been made known to the city Council and mayor, to the code enforcement and building code inspectors, via email, postal mail, court documents, and city council agenda filings. The mayor and city Council and city employees are well aware of the request for housing services at this location and have actual constructive knowledge due to the numerous code violation complaints filed.

I have received a notice to enter premises from the owner scheduled for July 28, 2026. There's no indication on that notice will the owner of the property or management company be addressing the requested housing accommodations that are listed in this communication.



As an aside, my auto remains in disrepair after the property owner damaged my left driver side window with adhesive sticker. This seems to be directed at me as a hate crime because I am Black and because I have protested racial discrimination and retaliation. The Police Department has been notified.

The owner of the Property gross receipts are about \$37,000 a month for this 18 unit building. Property taxes are about \$12,000 per month for this building.

A complaint has been filed with the city state Department of real estate requesting the Management company's license be revoked.

The inspector's (Javier) statement also ignores that the owner apparently replaced the original wired intercom with a modern Akuvox system.

When an owner voluntarily replaces a building communication system, questions arise about whether the replacement must comply with current accessibility requirements applicable to the project and whether reasonable accommodations are required for disabled tenants.

If the owner replaced the viewer, accessibility requirements relating to reasonable accommodation may still apply even if the building itself predates modern accessibility standards.

The code enforcement department is asked to address:

whether 2014 alterations triggered current accessibility requirements;

- whether the 2023 intercom replacement triggered accessibility obligations;
- whether the parking lot reconstruction and restriping required accessible parking;
- whether the owner's receipt of government financial assistance creates additional obligations;
- whether your requests qualify as reasonable accommodations under disability housing laws;
- whether the requested modifications are required under applicable federal or state law.

What specific code or regulation establishes that this property has "non-conforming rights" exempting it from current accessibility requirements?

- Did the City review the 2014 and 2023 and 2026 building permits to determine whether accessibility upgrades were triggered? Did the City evaluate whether the recent parking lot repaving and restriping required an accessible parking space under the California Building Code?

- Did the City consider whether replacement of the intercom system constituted an alteration subject to current accessibility requirements?

Does the City's determination consider the property's receipt of government financial assistance and any resulting obligations under federal disability laws?

"Please identify the specific code sections and factual findings supporting the City's conclusion that this property is exempt from current accessibility requirements. In



particular, please explain whether the City evaluated the 2014 renovations, the 2023 intercom replacement, the recent parking lot repaving and restriping, and the recently renovated apartment unit—including whether permits were issued, inspections were performed, and whether any accessibility review was conducted for those projects.”

For the renovations concerning unit 8 (not my unit),

* Was a building permit issued?

- Was the work reviewed by the Building Department?
- Was an accessibility review performed?
- Was the work classified as an alteration, repair, or reconstruction?
- Were any accessibility provisions triggered under the California Building Code?

As reported to the civil rights department 2025-2026 complaint against the city of Los Angeles and property owner.

According to city documents, the code violations employees jurisdiction includes but is not limited to Access for new unit inspection, electrical, exterior elevated elements, fire safety, habitability, heating and ventilation, historical preservation, illegal construction, maintenance, miscellaneous, nuisance conditions, plumbing, residential hotel, sanitation, structural hazards, tenant habit ability program, unapproved units, unapproved use or occupancy, utility, weather protection, zoning violation.

Geary J. Johnson. 1522 Hi Point Street, Los Angeles. CA. 90035. WordCount 959.





CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language

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PROPERTY INFORMATION

999954

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

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ELECTRICAL

Violation Type: *

Select Violation Type

Selected Violation Types: *

Premises not maintained in a safe and sanitary condition
Electrical service requires maintenance

10 206 100 10

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

Additional Comments:

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Manager Name:

Brian Vasquez

Manager Phone(H):

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:



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PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **999954**

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.