

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

Request 26-12147 Open



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

Let’s address the disability and racial bias of the code enforcement department of the city of Los Angeles, Housing department.

City blocks public release of Mayor Karen Bass discrimination file.

Attach Code Violation Complaint 996664.

Word Count 914 . July 2 2026.

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

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

Please identify the specific provisions of the California Building Code, Los Angeles Building Code, or California Existing Building Code that support those conclusions. My review of the California Building Code

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

Note: an existing wired resident intercom;
replacement with a digital Akuvox system;
elimination of the in-unit communication endpoint unless residents purchase or provide their own equipment.

That is **not** simply a repair. It is a functional redesign of the building's entrance communication system. (City council email June 30, 2026).

General dilapidation or improper maintenance.

California Code, Health and Safety Code - HSC

§ 17920.3

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

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

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

City Council members

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

Ysabel Jurado, Tim McOsker, Paul Krekorian

Power Property Management Group staff includes: Brent

Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,

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

Morales, Edi Hernandez, Justice Walker, Brian Vasquez

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

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

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

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

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

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

Important Legal Distinction: While repairing existing stalls (like filling potholes or repainting

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

ACCESSIBLE PARKING REQUIRED

1109A.1 building code Los Angeles

Each parking facility provided for covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings shall provide accessible parking as required by this section.

ACCESSIBLE INTERCOM REQUIRED

Because compliance involves navigating both Chapter 11A (Housing Accessibility) and potentially Chapter 11B (Public/Common Use), working with a licensed, experienced professional installer is highly recommended.

ACCESSIBLE DOOR VIEWER REQUIRED

Yes, the Los Angeles Building Code (LAMC 91.6706) requires all residential entry doors to provide a view of the outside without opening the door. This can be met with a door viewer, view ports, or nearby windows. For sensory-accessible units, the viewer must allow a minimum 108-degree range of view.

My question is does the city clerk's office know what an accessible intercom system is? My question is does the city clerk's office know what an accessible door viewer is? My question is does the city clerk's office know what an accessible handicap parking stall is?

To whom it may concern:

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

Good afternoon,

"This email is in response to your request for records regarding the above-referenced matter. Please be advised that this record is exempt from disclosure under the official information privilege, pursuant to Government Code Section 7927.705 and Evidence Code Section 1040. Additionally, it is exempt under Government Code Section 7922.000, as the public interest in maintaining the confidentiality of complaints and investigations outweighs the public interest in disclosure. Furthermore, department policy dictates that complaints and investigations remain confidential until a Notice of Violation is filed, at which point certain information becomes public (Los Angeles Municipal Code, § 51.05)."

ON A RELATED MATTER.

If the following is true, considering this property, then Mayor Karen Bass needs to fire Javier. This building

* receives government funding, .

* has guest visitor parking stalls, so it does serve the public.

I note that code enforcement witnessed June 30 2026 that the property was altered because the tandem parking stall lines were altered.

I note that the City of Los Angeles building code has its own accessibility requirements, which perhaps Javier and Martinez are not versed in.

RESEARCH

There is no "grandfather clause" under the ADA for older buildings. Pre-1990 properties serving the public must remove architectural barriers if it is "readily achievable". If you renovate or alter an existing space, the updated areas and their paths of travel must be brought up to current accessibility standards.

The "Readily Achievable" Standard

Even if your building predates the ADA, business owners and property managers have an ongoing obligation to make existing facilities accessible. You are required to remove barriers if it is "easily accomplishable and able to be carried out without much difficulty or expense". Common, inexpensive updates include:

- Installing grab bars in restrooms
- Repainting accessible parking spaces
- Adding ADA-compliant signage
- Reconfiguring furniture or display racks to widen aisles [2, 4, 5, 6]

Rules for Alterations and Additions

Any time you perform structural repairs, renovations, or add on to an existing building, your legal obligations increase significantly:

- **Altered Elements:** Every altered element or space must comply with current construction standards.
- **Path of Travel:** If you alter a "primary function area" (e.g., a main office or dining room), you must also provide an accessible path of travel to that area, including accessible restrooms and drinking fountains. Under federal guidelines, the budget allocated for these path-of-travel upgrades is typically capped at 20% of the overall alteration cost. [1, 3, 7, 8, 9]

Exceptions for Qualified Historic Properties

If your building serves the public but is eligible for the National Register of Historic Places (or designated historic under state/local law), it is not completely exempt from the ADA. However, special historic exceptions apply:

- If full accessibility compliance would threaten or destroy the historic significance of the property, fewer requirements may apply.
- Alterations must still comply with historic design standards to the maximum extent feasible.
- These exceptions must be signed off by the State Historic Preservation Officer rather than determined by the building owner. [10, 11]

How Accessibility Rules Apply

While the ADA does not apply to private residential living spaces, it does cover public and common areas in privately owned buildings that are open to the general public (such as leasing offices, public restrooms, and visitor parking).

Local Compliance & Action Steps

[1] https://www.reddit.com/r/changemyview/comments/s9n1ko/cmv_requiring_old_buildings_to_accommodate/

[2] <https://www.partneresi.com/resources/articles/understanding-ada-requirements-for-historic-properties/>

[3] <https://safepathproducts.com/what-does-ada-compliant-mean-older-buildings-vs-new-construction/>

[4] <https://www.coreyandpartners.com/post/the-ada-grandfathering-myth-why-your-pre-1990-property-isn-t-exempt>

[5] <https://www.dgs.ca.gov/en/CCDA/Resources/Page-Content/California-Commission-on-Disability-Access-Resources-List-Folder/ADA-Compliance---Existing-Facilities>

[6] <https://carbonlg.com/ada-compliance-older-buildings-los-angeles/>

[7] <https://www.access-board.gov/ada/guides/chapter-2-alterations-and-additions/>

[8] <https://www.structuremag.org/article/ada-requirements-for-historic-properties/>

[9] <https://adata.org/faq/what-are-ada-requirements-altering-facilities>

[10] <https://dredf.org/understanding-how-the-ada-applies-to-historic-properties/>

[11] <https://rockymountainada.org/topics/government/historic-exemptions>

[12] <https://www.karlinlaw.com/blog/2024/11/ada-compliance-in-california-for-existing-buildings/>

TRANSCRIPT CALL TO CODE ENFORCEMENT LOS ANGELES.

Geary Johnson here, it's, uh, July 1, 2026. And at 7:48 p.m. I'm gonna leave a message for city code Enforcement Inspector.

Code enforcement Los Angeles: " I'm either away from my desk or on another line. Please leave a detailed message, your name, callback number, and most important, your case number, and now we'll return your call as soon as possible. Thank you very much, and have a good day."

Geary Johnson: Hi, this is Geary Johnson. This call is for Javier. Your number is 213-721-5832. And reference to the code enforcement complaint, and also, the inspection was, I believe, yesterday, and by Martinez, I believe. Your message left today says there's non conformity provisions of the ADA, due to the age of the building. However, you didn't mention the FHA, you didn't mention the city building codes, and you didn't mention the state building codes, and you also didn't mention, I believe, is (CBC) chapter 11 on additions and alterations. You didn't mention any of that, and any of the owner's obligations. I am requesting, I have requested in writing, due to my disability, that your department provide a reasonable modification in rules or practices, and request from the owner by code enforcement, the services that I requested, which is the wheelchair height door viewer, the lack of accessible intercom system the lack of indoor interface in my unit, and lack of accessible handicap parking stall. I'm asking the city for reasonable accommodation, in its rules and practices, or reasonable modification, so that I may have these housing services, and that the city will cite the owner. In addition, the parking lot striping was altered. Therefore, HUD, ADA, and city accessible requirements apply, the parking lot striping was altered. That is an alteration, which does apply. If you need access to the property, please contact the owner or resident manager, not me. Uh, complaint uh, 996364, 996 364. My phone number is 3238073099. I do note that, uh, I think a couple years ago, they required the carbon dioxide detectors. And as you know, they were not required in 1972. So that is an alteration or addition to the property, so that invalidates everything you just left in your message that the property, (you said) it does not have to conform to the ADA. They definitely had to put in the carbon dioxide detectors, and that, of course, is a local building code requirement, I believe, and the things I've asked for in my complaints are also local building code requirements, and I've also asked for any issues that concern maintenance. I ask for that also in terms of general dilapidation, dilapidation. So all those are under your jurisdiction and the obligations of the owner of the property. Thank you very much. It is,

uh, July 1st at 7.52 p.m. City voicemail. "Your recording has reached the maximum length. To replay your message. Press one. To delete and rerecord your message, press three. For delivery options, press four. To send a fax, press six, to cancel this message, press star. To send, your message has been sent. Thank you for calling. Goodbye."

There we go, Geary Johnson. We got it through. So what we're gonna do is, uh, transcribe this message, and, uh, send it out in an email. Okay? Bye bye.

Re property 1522 Hi Point Street Los Angeles CA. 90035

Voicemail from Javier

City code enforcement July 1 2026

At 8:50 a.m.

Good morning, Mr. Johnson. This is Javier from the Department of Housing and Co-en Enforcement. I'm calling it against the complaint you found, which is the current one, is 996364. This is regarding the ADA compliance. As the inspector who was there yesterday, he had confirmed you that that property has non-conforming rights when it comes to ADA. Essentially, meaning when that property was built, they do not have to conform to the rights to the ADA. However, I can give you the phone number to the Department of Rehabilitation. You can contact them. They can possibly contact management to make reasonable accommodations for you. Their phone number is (800) 884-1684. Again, this is the Department of Rehabilitation. Okay, the phone number again is (800) 884-1684. Thank you very much and have a good day.

Show less

Timeline

Documents

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Department assignment

City Clerk

July 2, 2026, 9:32pm by the requester

Anyone with access to this request
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Request opened

Request received via web

July 2, 2026, 9:32pm by the requester

Anyone with access to this request